

Helpful Hints for Prospective Builders



MODERN PLANS AND
ILLUSTRATIONS FOR ATTRAC-
TIVE MODERATE PRICED
HOMES, TOGETHER WITH EX-
PERT BUILDING INFORMATION
AND SUGGESTIONS.

COMPLIMENTS OF

Hays Manufacturing Co.

Erie, Penn'a

See Our Advertisement Opposite Plan No. 19



FOREWORD

For the information and assistance of the many people of this city and vicinity who contemplate the building of a new home, but are undecided as to their building plans, this booklet of home plans is published and offered for distribution.

Thirty-eight different designs are shown in perspective and floor plan drawings, each a suggestion for a modern, practical home, attractive in architecture and complete in every detail.

Great care has been taken by the architect in preparing the drawings to have them correct in proportion, accurate in measurements and dependable in all respects. Many new and original ideas are shown and every plan offers hints in architectural design and interior arrangement that are timely and valuable.

Homes of greatly different types in Bungalows, Cottages, Single and Double Houses, are included in the assortment, so that all ideas are taken into consideration. They are neither cheap nor expensive, commonplace nor extreme, but in price range and architectural style that will appeal to the great majority of people.

With every design is a brief description noting the most important features of the plan as well as an estimated cost for building. While this cost estimate cannot be absolutely authentic, in view of the varying cost of labor and materials, it represents a fair average that should not vary much over or under. On the next page is given a cost list on which book estimates are based, and by comparing with current costs for this work or material here it is easy to arrive at exact building figures.

These figures will be gladly furnished by the firms having announcements in this booklet, as well as any other information you may desire. On each home plan page is a directory that indicates the position of each firm's announcement.

Every phase of home-building is represented, from financing to completion, so in addition to reliable home plan suggestions, the booklet puts you in touch with all essential building features and with concerns noted for efficient, satisfactory service.

Regarding Building Estimates

The building estimates given in this booklet, unless otherwise stated in descriptive matter, are based on frame construction, weatherboarded exterior and shingle roof, with interior finish in pine, hard pine flooring. The estimate includes such items as plastering, cellar excavating, stone foundation, painting, sheet metal work, the necessary interior varnishing and all labor cost.

The estimate does not include mantels, wiring for electricity, chandeliers, piping for gas, plumbing, bath room fixtures or heating plant.

The following price list shows the figures used in determining the various items of expense and on which book estimates are based. While they represent a fair average, in view of the varying cost of material and labor in different localities, they may be over or under the standard now existing in this locality, and their principal value lies in comparison with local prices and to help in this way in determining the actual cost in desired vicinity.

PRICES AS USED FOR ESTIMATING

Excavation, per yard.....	50c to 60c
Stone foundation, per percb (25 cubic feet)	\$3.50 to \$4.00
Concrete foundation, cubic yard	\$5.50 to \$8
Common Brick, per M.....	\$15.00
Pressed Brick, per M.....	\$35.00 to \$40.00
Plastering, 3 coats; per yard.....	30c to 35c
Stucco, per yard.....	\$1.00

Frame Lumber, per M (pine)	\$25.00
Hollow Tile, stucco finish; per square foot, about.....	.20c
Flooring, ready to lay; per M.....	\$33.00
Lap Siding, second clear, ready to lay, per M.....	\$28.00
Drop Siding, per M.....	\$33.00
Sheathing, per M.....	\$22.50

Pine Shingles, best 16-inch sawed, per thousand	\$4.50
Slate, best laid; per square (100 ft.)	\$8.00
Finishing Lumber (pine), per M.....	\$45.00
Painting, per yard, 3 coats.....	.20c
Carpenter's wages, per hour.....	.40c
Brickmason's wages, per hour.....	.65c
Stonemason's wages, per hour.....	.40c

Hardwood finish, extra over pine, about 30 per cent higher.	
Oak finish floors, per sq. foot, about	20c
Cement block foundation, per face foot	15c
Cement block for walls, per face foot	.20c
Gutters and conductors, per lineal foot	12c
Tin roofing, per square foot.....	10c

ESTIMATES FOR FEATURES NOT INCLUDED IN PLAN FIGURES

Items under this classification are subject so much to the individual ideas of the builder that it is impossible to give estimates that will apply to all demands. The figures here given may be accepted as fair averages and give an approximate idea of cost.

ELECTRIC WIRING—\$1.50 per outlet for lights or for switch. \$1.00 for switch mechanism and finishing plate. For instance, cost for living room with center opening for chandelier which is to be controlled by wall switch would be \$4.00; \$1.50 for center outlet, \$1.50 for switch outlet, \$1.00 for switch mechanism and finishing plate.

CHANDELIERS—Six-room house should be outfitted in good style for \$40.00.

MANTELS—Without mirror about \$35.00, with mirror about \$45.00.

PLUMBING AND BATH ROOM—Six-room house. For hard water, with good grade of fixtures \$260.00. For soft water, with good grade of fixtures, \$325.00.

HEATING SYSTEMS—For six-room house. Hot air furnace about \$130.00; steam heating about \$240.00; hot water \$300.00.

A WORD TO THE PROSPECTIVE BUILDER

On each plan page in this booklet is a directory of local concerns thoroughly qualified to serve you in their several lines applying to home building, supplying and furnishing. They will be pleased to give you expert information, accurate estimates, etc., on request.

*The Home Plans in This Booklet Were Designed and
Executed Under the Personal
Supervision of*

ROBERT C. GOTWALD, Architect
Gotwald Building, Springfield, Ohio

*And We Are Indebted to Him for All Building In-
formation Given Herein*

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Booklet may be used in whole or in part, except by
permission.

Published by
THE ERIE DISPATCH, Erie, Penn'a



BUILDING LOTS EAST SIDE

\$1050—Lot 35x160 feet in Land Light House Park.
\$1850—Lot 41 $\frac{1}{4}$ x75, on East avenue near 6th st. and the new park.
\$25 ft.—East 19th st. between Wallace and Ash sts.
\$35 ft.—24th st. between French and Holland sts.
\$500—Lot 41 $\frac{1}{4}$ x165 feet, 27th st. between Brades and Elm avenue.
\$1400—Lot 40x95 ft.; cor. 24th and East ave.
\$1400—Lot 50x100 ft.; cor. 26th and Pennsylvania avenue.
\$1000—Lot 40x334 ft.; old French road.

WEST SIDE

\$1300—Lot 41 $\frac{1}{4}$ x165 ft.; 11th st. between Raspberry and Cranberry sts.
\$3900—Lot 39x165 ft.; 8th st. between Cascade and Raspberry sts.
\$4000—Lot 37 $\frac{1}{4}$ x165 ft.; 10th st. between Plum and Cascade sts.
\$175 per ft.—On 6th st. between Cherry and Poplar sts. in Garden Court.
\$150 per ft.—On cor. 7th and Cherry sts. in Garden Court.
\$125 per ft.—On cor. 7th and Poplar sts. in Garden Court.
\$4000—Lot 34x120 ft.; 7th st. between Chestnut and Walnut sts.
\$1300—Lot 41 $\frac{1}{4}$ x165 ft.; 21st st. between Plum and Cascade sts.
\$1650—Lot 40x100 ft.; Liberty st. Boulevard between 21st and 22d sts.
\$450—Lot 35x135 ft.; 31st st. between Cascade and Raspberry sts., near Perry school.



BUNGALOW HOMES

\$3200—Beautiful bungalow, 7 rooms, bath, large lot; 22d st. between Raspberry and Cranberry sts.
\$4000—Beautiful bungalow, 8 rooms, bath, on Liberty st. Boulevard near 4th st. Hardwood finish and floors. Near Cascade Park—finest location in Erie.
\$7800—Finest bungalow ever built in Erie, now being built on corner 5th and Liberty sts. Has built in china closets, book cases, window seats and linen closets; two clothes closets to each room; reception hall finished in golden oak, living room in silver grey quartered oak, dining room in Early English, bedrooms in white enamel. Call us up and we will show you the plans.

WE WILL BUILD

You a bungalow according to your own plans, in any part of the city, asking only a reasonable cash payment down and giving you plenty of time to pay the balance. If you are going to build, consult us now. We can save you money.

STATE STREET BAR-GAINS.

BELOW FOURTEENTH ST.

Corner lot 120 ft. on State st. and 165 ft. deep. Make us an offer.
\$14000—Three story brick building; lot 30x150 ft. to alley, with L 20x70 ft. Fine location for wholesale house.
\$12000—One story brick store; lot 27 ft. 8 in.x60 ft.

\$34000—Two story brick store, two stores; lot 47 ft. wide, running back to an alley.

\$35000—Two story brick store; lot 20 x165 ft.

\$36000—Two story frame store; lot 28x165 ft.

ABOVE FOURTEENTH ST.

\$3500—Frame dwelling; lot 38x165 ft.
\$4500—Frame dwelling; lot 40x165 ft.
\$5500—Frame dwelling; lot 40x165 ft.
\$7800—Frame dwelling; lot 26x129 ft.

We Are Alive
See Us



COTTAGES

\$1400—Five rooms, corner lot 35x165 feet.
\$2400—Modern, six rooms, bath; West 17th st.
\$2500—Modern, 7 rooms, bath; West 18th st.
\$2500—Fine 5 room cottage; 18th and Wayne sts.
\$2600—Cottage, 5 rooms, on Liberty street Boulevard near 5th.
\$2500—Fine 5 room cottage, 3d st., near Liberty st.
\$2600—Modern 6 room cottage; East 9th st. near German st.
\$3800—Two 6 room cottages; East 19th st. near Wayne st.

F FARMS

We have a number of very good farms from 12 acres up at \$2500 and upwards. They are well located, profitable farms. If you mean business we will take you out and show you them.

SUMMER COTTAGES

\$700—Fine cottage at Hart's farm, completely furnished; long lease on land.
\$650—Fine cottage at Hart's farm, completely furnished; long lease on land. Also fine cottage on beach at Waldameer, furnished. Price on application.

SUBURBAN ACRE LOTS

We still have several of those fine acre lots just a little east of Wesleyville, and far enough off the Buffalo road so that you don't get the dust. They are level, well drained, good water and gas if you want it. Prices \$500 to \$600; easy terms. The only acre lots you can buy near Wesleyville. Each lot will make 11 of those now selling in Wesleyville for \$500 to \$1000.



26 EAST EIGHTH STREET

INVESTMENT FLATS

\$3000—Frame flat, East avenna between 24th and 25th st.
\$3500—Frame flat, Walnut st. Rents \$29.50 per month.
\$4500—New frame flat 24th st. between Reed and Wayne sts.
\$5000—New frame flat, cor. 29th and Chestnut stas. Rents \$33.50 per month.
\$4700—New brick flat, 26th and Peach sts; all improvements.
\$4700—New frame flat, 22d and German sts.
\$4500—New frame flat; East 8th st.
\$4500—New frame flat; East 7th st.
\$5000—Large frame flat, East 8th st.; also large lot.
\$5000—Large frame flat, between 22d and 23d on French st.
\$5200—Beautiful frame flat, 24th and East avenue.
\$5800—Brick flat, 20th and Peach sts.
\$6200—Large frame flat, 26th and Myrtle st.
\$6500—Large frame flat, West 10th st. Boulevard.
\$6500—New frame flat, West 5th st. near Poplar st.
\$7500—New frame flat, corner lot, West 8th st.
\$8000—Large frame flat, East 9th st. near German st.
\$8000—New brick flat, West 7th st. near Poplar st.
\$11000—New brick flat, East 6th st. near French st.

INSURANCE

WE TAKE THE STAND

That if our clients get a square deal in settling a loss, our company also gets a square deal. We give our clients the benefit of any doubt, because they and not the company are our customers. If you want the best insurance, the lowest rates and promptest service, then give us your business. Our facilities enable us to handle all your business. We write:

Auto Fire	Burglary
Auto Theft	Fira
Auto Collision	Elevator
Auto Property Damage	Liability
Auto Liability	Marine
Personal Accident	Plate Glass
Personal Health	Bond

INSURANCE



MODERN HOMES

\$3200—Brick dwelling, 20th and Cascade stas.
\$3500—New frame dwelling, East 26th st.
\$3600—New frame dwelling, Poplar st.
\$3800—Modern frame dwelling, East 5th st.
\$4500—Modern dwelling on Summit st.
\$4600—Modern dwelling on corner, West 10th.
\$5500—Modern 8 room dwelling, West 10th st.
\$5800—Modern dwelling on corner, West 7th.
\$6000—Modern dwelling and cottage in rear, West 18th st.
\$6000—Modern dwelling, West 9th st.
\$6000—Modern dwelling, East Sixth st.
\$7500—Beautiful brick home, East 26th st.
\$9000—Modern brick dwelling on West 7th st.; corner.
\$9000—Modern brick dwelling on Cherry st.
\$11000—Two modern dwellings, West 26th st.
\$13000—Large brick dwelling, East 10th st.

STORE PROPERTIES

\$6000—Double store and flat on corner; West 21st st.
\$7000—New brick bakery and store and dwelling, Maple st.
\$7500—Frame store building, dwelling in rear; corner lot; West 17th st.
\$8000—Double 2 story store building, West 18th st.
\$10000—Two story brick dwelling, 17th and Peach sts.
\$13000—Two story brick dwelling, 17th and Peach sts.
\$18000—Two story brick store, 9th between State and French sts.
\$25000—Two story brick store, 39x100 ft., 9th between State and French sts.



We Give Real Service
and a Square Deal

Desirable Homes Plan No. 1

\$3,000 SHOULD BUILD
THIS VERY MODERN
HOME.

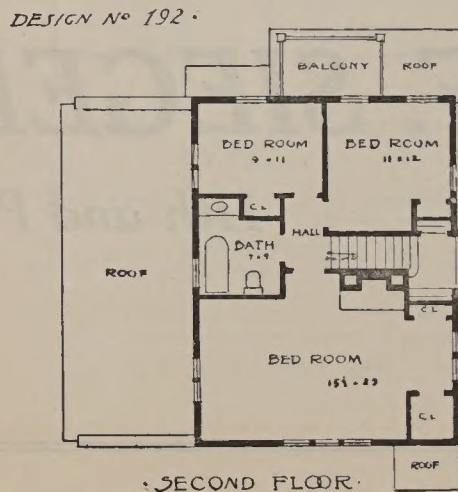
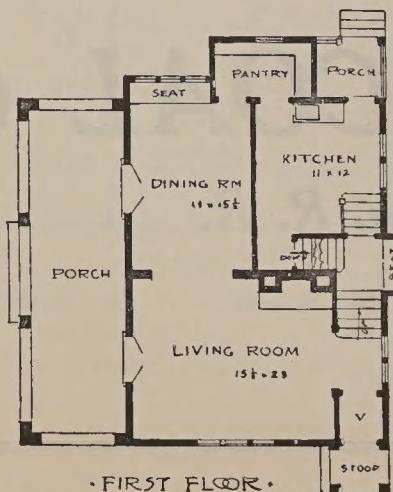
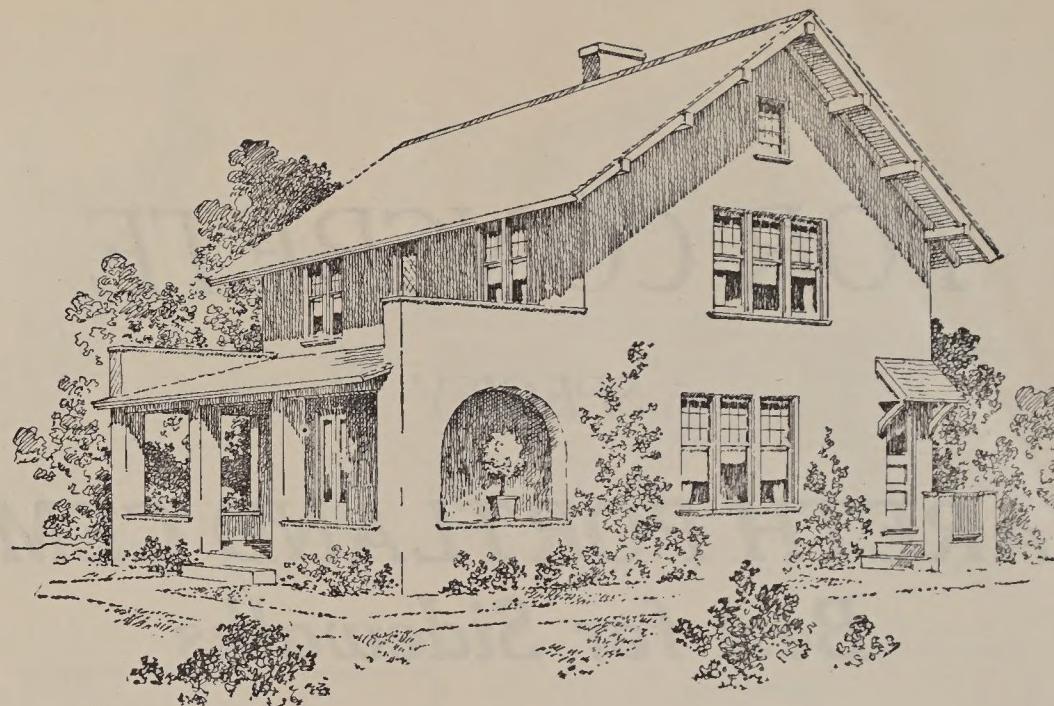
The Plan shown on this page and as estimated for building cost is for cement construction, stucco finish. The style is modern English. The size of house, 23 feet, six inches by 32 feet, exclusive of porches. Height of stories, first, nine feet; second, eight feet, six inches.

The plan has many attractive features a few of which we are noting, for example; the large porch extending the width of the house, the grouping of windows thus affording an abundance of light; the extended roof cornice with beam effect; the compact, simple arrangement of rooms and elimination of waste space.

The side stoop with hall entrance to living room; the combination front and back stairway; the large living room; the convenient arrangement of pantry between dining room and kitchen and the recess porch from kitchen.

The plan as shown is for six rooms and bath, but one or two extra rooms suitable for servants could be easily added by having the attic finished up.

See introductory page for information as to estimates for plumbing, lighting, heating, finishing and for price estimates to apply on other construction other than given for this design.



Home Builders' Directory

This booklet contains announcements from leading Erie firms identified with home building, furnishing and supplying and noted for satisfactory service and efficiency. For your convenience the list is here given and with location of the various advertisements noted.

Name.	Opp. Plan No.
Andrews Land Co.	31
Louis J. Bauman Carpet Cleaning Works.	30
Benzing-Merkle Floor Co.	29
C. W. Brooks.	28
Clark & Co.	5
W. H. Davey.	32
Downing & Downing.	33
S. H. Drown.	3
Edison Construction & Supply Department	34
Edwards Gas-Electric Fixture Co.	4
Erie County Milk Association	20
Erie Gas Mantle Manufacturing Co.	35
Erie Laundry Co.	27
Erie Lighting Co.	9
Erie Mantel & Tile Co.	26
Erie Trust Co.	25
Erie Window Glass Co.	6
Chas. H. Fry Construction Co.	36
Garvin Electric Co.	7
Gately, Fitzgerald & Co.	24
Wm. Hagenlocher & Co.	1
Hays Manufacturing Co.	19
Hayes Wall Paper & Decorating Co.	8
Kraus Department Store.	10
Lawrence Cleaning & Dyeing Co.	21
Massasauga Spring Water	23
Murphy Brothers.	18
Patterson & Stirling.	15
Pratt, The Furniture Man.	22
Alfonso Sagramoso.	37
F. Schlaendecker & Son.	17
Schoell & Winston.	14
J. F. Siegel Coal Co.	2
Star Electrical Co.	13
The Erie Dispatch.	38
The Peoples Bank.	12
The Rnsell Co.	16
James D. Walker.	11

A REAL ESTATE PURCHASE---ITS BEGINNING AND ENDING

FIRST

You Buy a Vacant Lot

There is no other purchase you can make that has so many possibilities. No other investment you can make that is so safe and so sure. Go to a Banker to borrow money and his first question is what Real Estate do you own. Try it, we have, and therefore we know.

We have vacant lots in all parts of Erie. Few of the choice ones are given in this column:

Parade St., between 4th and 5th Sts. Lot 40x120. Price \$1200.00.

Tenth St., between Plum and Cascade. Lot 37½x165. Price \$4,000.00.

Tenth St., between Cascade and Raspberry. Lot 41¼x165. Price \$3800.00.

Eleventh St., between Cherry and Poplar. Lot 36.9x165. Price \$2100.

Front St., between Sassafras and Myrtle. Lot 55x110. Price \$1650.

Sixth St., between Cascade and Raspberry. Lot 41¼x165. Price \$3500.00.

Eighteenth St., East of Wayne. Lot 50x140. Price 1750.00.

Buffalo Road. Lot 40x105. Price \$1000.00.

East Avenue, corner 26th St., any width. Price per foot \$20.00.

Twenty-ninth St., East of Reed St. Lot 35x135. Price \$400.00.

Peach St., just south of city limits. Lot 40x120. Price \$1200.00.

Twenty-eighth St., between Cascade and Raspberry, any width, per foot, \$17.50.

SECOND

A Home Is Needed---You Build a House On It.

It is only recently that we have taken an interest in contracting and therefore have not built many houses, but those that we have built we are proud of and the people who occupy them are fully satisfied. Without a doubt the best flat in Erie is of our plan and our construction. There is no other that even

approaches it. It is on Walnut, between 7th St. and 8th St., as you pass by look it over.

One of the most attractive Bungalows in Erie is on Payne Avenue, near 7th St. The owner will gladly tell you what he thinks of it and of the men who built it.

A dwelling at Ferncliff is built so well that more than one man has called at our office to have us figure on his contract, because the more pleased owner of the Ferncliff dwelling has sent them in.

We have built a number of other dwellings in other parts of Erie that we will gladly show you and tell you about.

Let us figure on your contract and as your house goes up even the neighbors will tell you how well it is being built. And when you come to sell apologies will not be necessary.

THIRD

House Burns; Insurance is Necessary

Suppose the American people should come to you and offer to give you all the Gold Mines, all the Silver Mines, all the Copper Mines and all the Oil Wells in the United States, on the condition that you and your heirs, in gratitude for this gift, agree to pay at the end of each year whatever losses the American people may suffer from fire, including the expense of preventing and fighting fire. Would you accept the gift? Not after you had looked carefully into all conditions surrounding it you wouldn't; for the total loss in America by fires is more than the total annual production of Gold, Silver, Copper and Petroleum.

While you are reading these lines a dwelling is in flames, a factory or a church is burning up, a store or school house is on fire. A thousand dollars a minute is our fire loss and every three minutes a new fire breaks out.

Are you fully and satisfactorily insured—if not or if you are uncer-

tain, come and see us. We represent only old insurance companies that have stood the test of time.

The Sun, of London, Est. 1710.
American, of Newark, Est. 1846.
New York Underwriters, Est. 1864.

Detroit Fire and Marine, Est. 1865.

Mechanics and Traders, Est. 1869.
Total Capital, \$5,200,000.
Total Assets, \$45,514,433.

Losses paid in the last 10 years over 100 million.

thereon erected by us, insured in one of our strong Fire Insurance companies and then rented to good tenants through our rental department, will now sell at a profit—and our office is in position to sell it for you.

There are hundreds of people in Erie who will tell you that if you want your property sold quicker and satisfactorily ours is the office to come to and in support of that here is a list of a few houses that have recently been listed with us.

FOR SALE

258 East 5th St., a modern 9-room dwelling with lot 31x96 ft. \$4000.
258 East 6th St., a modern 8-room brick dwelling. Lot 35x85. \$6700.
313 East 6th St., a modern 9-room dwelling. Lot 31x165 ft. \$4600.
333 East 6th St., a modern 10-room dwelling. Lot 41¼x165. An excellent residence for a doctor. \$7500.

949 West 8th St., a very desirable 7-room dwelling. Lot 33x165 ft. \$6000.

430 West 9th St., a modern 8-room brick dwelling. Lot 33x118 ft. \$7900.

1039 West 11th St., a good 7-room dwelling with lot 27½x165 feet. \$18 Cranberry, a modern 8-room dwelling. Lot 35x120. \$4000.

2722 Raspberry St., a modern 7-room dwelling. Lot 38½x120 ft. \$2700.

SIXTH
House Is Sold—Funds on Hand For Investment

You have now learned that the best investment on earth is the earth itself, improved or unimproved. You have learned that a dwelling that rents to one good tenant is a good investment. But you now desire a building in which you can live in one part and receive an income from the other. And upon investigation you find that the modern flat is the ideal investment and dwelling combined.

We have a number of tenants who have purchased flats and the

rent from one floor is paying the entire interest charges on the whole sum invested. We can do as well by you and will be glad to. Here is a list of flats that should attract your attention:

\$3000—10-room modern flat, 25th and Reed.

\$3200—12-room flat, 3rd and Poplar.
\$3200—10-room flat, 11th and Pennsylvania Avenue.

\$4100—12-room modern flat, 2114 Cherry St.

\$4800—10-room modern flat, 307 West 20th St.

\$8000—10-room modern flat, 918 Walnut St.

\$10,000—12-room modern flat, 657 West 9th St.

\$10,000—12-room modern flat, 710 Myrtle St.

MONEY

The Basis of All Business Transactions.

Sometimes during the period when one is just getting started it is necessary to secure money to build one's home. It is a part of our varied business to furnish money in such cases and we have on hand at present money to loan on improved City Real Estate in sums ranging from \$700 to \$4000.

Along this same line we also desire to call to the attention of those who have money to loan that there is no safer investment than first mortgages secured by Erie Real Estate. For the past 14 years we have been investing money in first mortgages for a great many clients and every investment has been safe and satisfactory and the interest has been paid promptly.

We are of the opinion that you cannot lose one dollar of any money invested in first mortgages in Erie, providing the Real Estate against which you take the mortgage is conservatively valued and if you let us place the value on it it will be conservatively valued.

Desirable Homes Plan No. 3

A DESIRABLE HOME
TO BE BUILT AT MOD-
ERATE COST.

Square houses, such as illustrated here are economical in cost of construction owing to the straight lines and consequent simplicity of design, and in view of a considerable saving on material needed over a house of irregular lines. Further, this is augmented by the ease of interior arrangement and natural compactness.

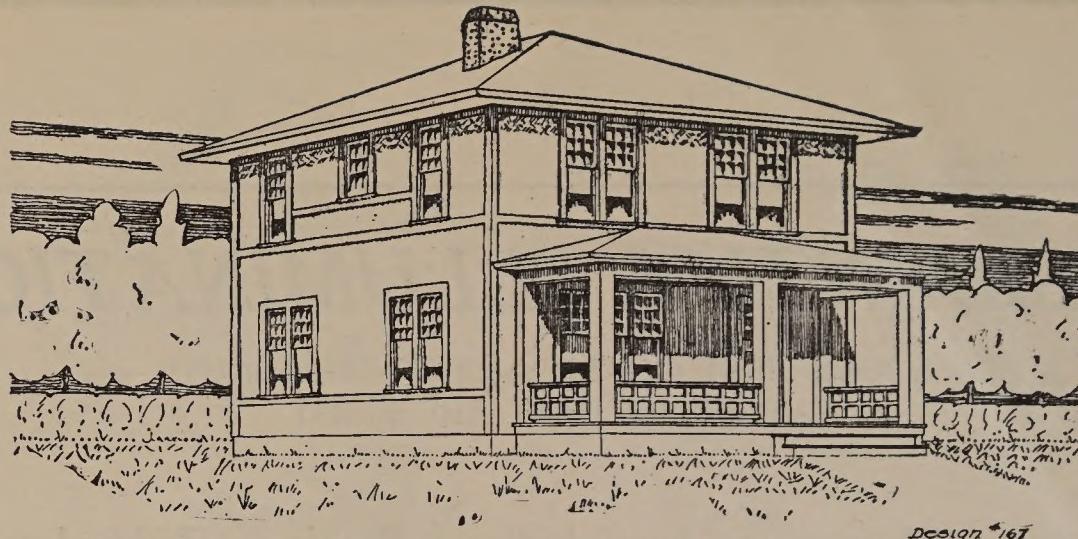
The design as shown is for full two stories and in size is 25 feet 6 inches by 29 feet 6 inches. There are six rooms and bath.

The estimated cost of \$2,000 is based on frame construction.

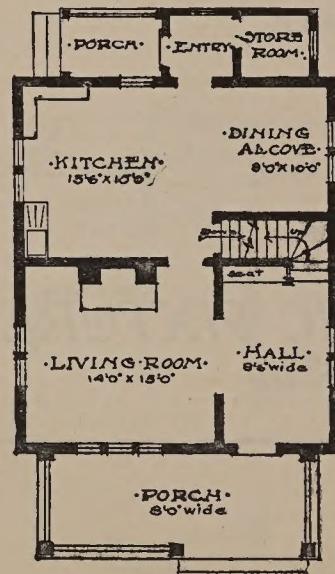
From the room-size front hall to the right is a large, well-lighted living room with fireplace. The kitchen and dining room directly in back are shown as one room, but if desired separate room could be made with very little additional expense. The entry to pantry or storeroom is designed to accommodate a refrigerator.

Three bed rooms and bath room are on the second floor, all being well lighted and provided with closets. The front room is especially large, being 12 feet by 24 feet. Considering the modern cost of this home this is a very attractive plan and one that would make a very desirable home.

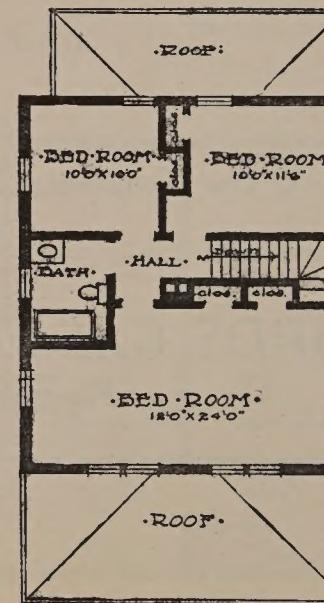
See introductory page of estimates for further building information.



Design #167



FIRST FLOOR



SECOND FLOOR

Home Builders' Directory

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Wm. Hagenlocher & Co.1
Hays Manufacturing Co.19
Hayes Wall Paper & Decorating Co.8
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Massasauga Spring Water23
Murphy Brothers.18
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Scobell & Winston14
J. F. Siegel Coal Co.2
Star Electrical Co.13
The Erie Dispatch38
The Peoples Bank12
The Russell Co.16
James D. Walker.11

RESIDENTIAL ILLUMINATION

ALL GOODS FIRST QUALITY, UP-TO-THE-MINUTE, *and*
AT PRICES THAT ARE RIGHT

Domes

Showers

*Semi-Indirect Bowls
and Chandeliers*

Table Lamps

Phone and Our Illuminating Engineer Will Call.

Open Evenings.

EDWARDS GAS-ELECTRIC FIXTURE CO.

Fourteenth and State Streets

Desirable Homes Plan No. 4

A COTTAGE DESIGN
AT A COST ESTIMATE
OF \$2,600.

Many people want a house with all rooms on one floor. To such this cottage design here illustrated offers a home suggestion of merit.

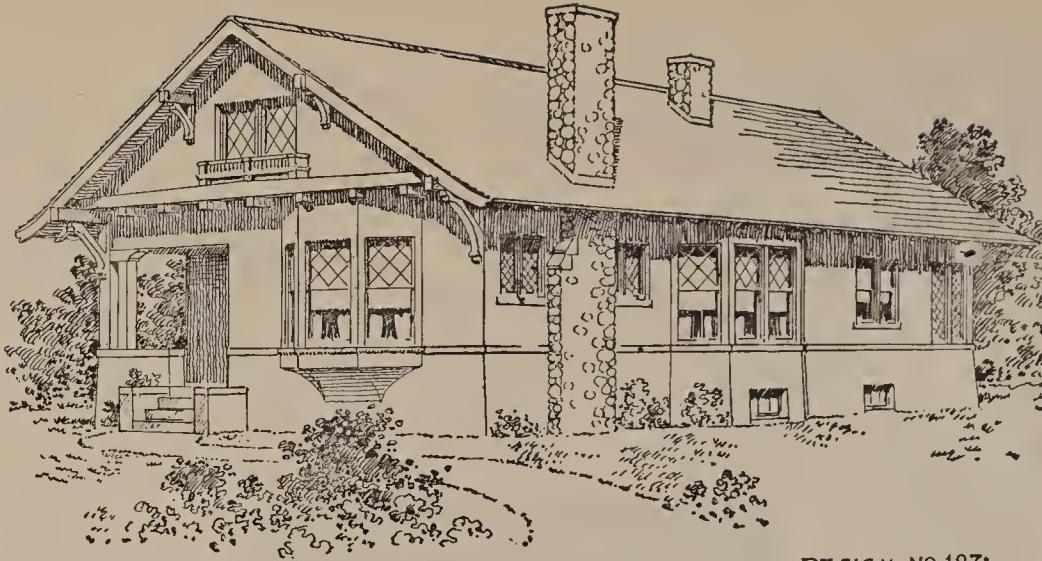
It is but one story in height, has six large rooms and bathroom and is in size 28 feet 6 inches by 52 feet. The price estimate is based on frame construction and with cellar under but one-half the length of the cottage.

The recess porch at front opens into a fair-sized hall with two windows and window seat. The hall connects to the right with a roomy living room having as pleasing features a bay window, open fireplace and built-in window seats under each of the windows to the side. Next is the dining room of good proportions. This connects directly with a compact, convenient kitchen. At the rear is an enclosed porch.

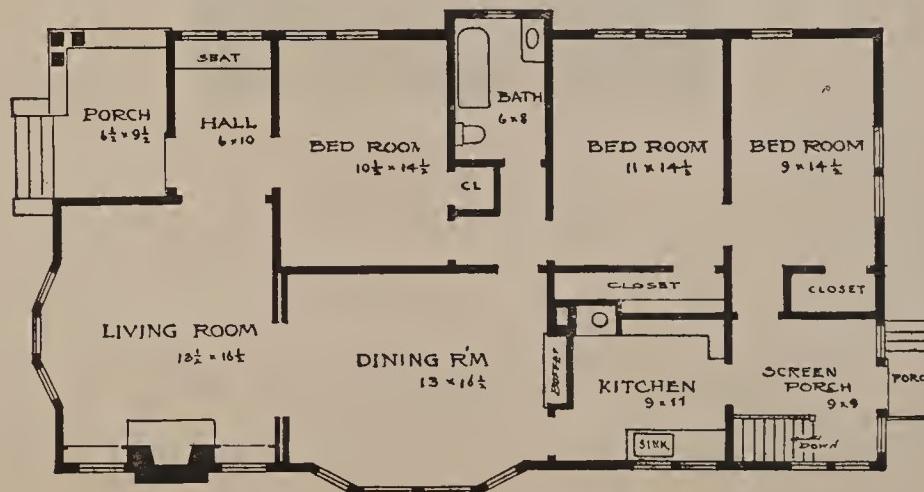
The bed rooms are on the left, three in number, well lighted and with an abundance of closets. The bath room is also on this side, with easy access from all parts of the cottage.

The pleasing exterior is made still more attractive by the bay windows and the outside rough stone chimney. The estimated cost of construction is \$2,600.

See introduction page of estimates for further building information.



DESIGN NO 197



• FLOOR PLAN •

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Hays Manufacturing Co.	19
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Patterson & Stirling	15
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Star Electrical Co.	13
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The Russell Co.	16
James D. Walker	11

F. W. CLARK

CARL M. REED

YOU BELIEVE IN ERIE'S FUTURE

*THE BEST INVESTMENT ON EARTH IS IN THE
EARTH ITSELF*

Bungalows

The Bungalow is a cozy, attractive and convenient little home, a type of house extensively used in California and the south, and northern people are beginning to learn the advantages of this plan over the ordinary square house of regular architecture so often seen. Our automobiles will carry you to the Bungalow homes which are open for inspection.

City Property

We have for your consideration and inspection a variety of improved and unimproved properties in all sections of the city and in some instances there are exceptional bargains. Our lists will be placed in your hands for the asking.

MONEY

If you are without sufficient funds to build or make improvements our clients will help you. Money to loan for a long or short period. Mortgages sold.
"LIFE-TIME" HOMES



3 Penn Building
Mutual 2513

INSURANCE

A fire insurance company can better afford to pay your loss than you can. Not only do they insure you against your own misfortune or negligence, but also those of others. Don't run the risk. Our companies are among the oldest, the rates are right and the claim adjustments and service are prompt.

"YOUR INTERESTS FIRST"

It Is the Purpose of This Organization to Serve Your Interests First; to Advise You Frankly and Honestly

Suburban Property

Select your homesite along the eastward path of Erie's growth.

Lots that are level, well drained, with city conveniences.

No taxes during payment period.

To buy at the right prices, buy now, the liberal conditions in our contracts will please you.

Farms and Lake Frontage

Country life is fast gripping us all. The past few years have shown a great increase in the sale of farms and lake frontage. We offer for your approval a number of good farms, both large and small, also some of the choicest lake frontage on Lake Erie's south shore.

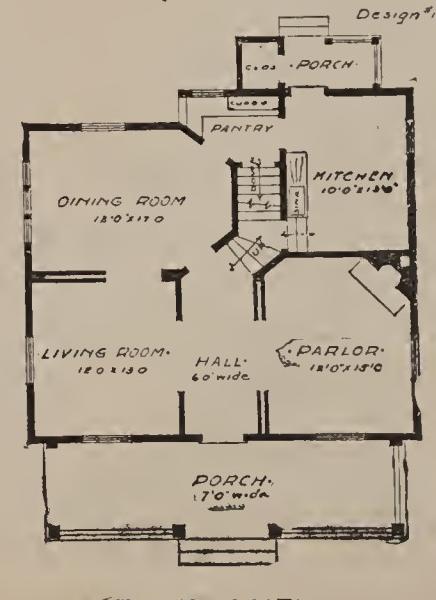
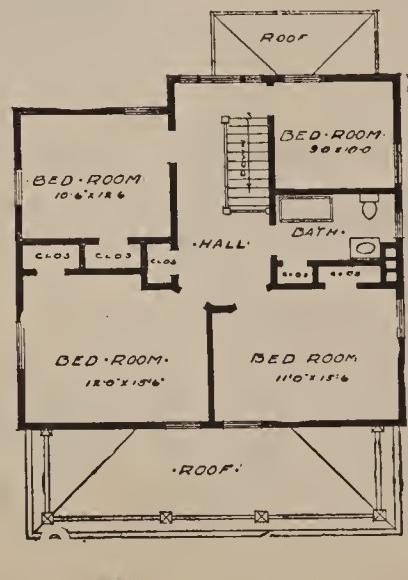
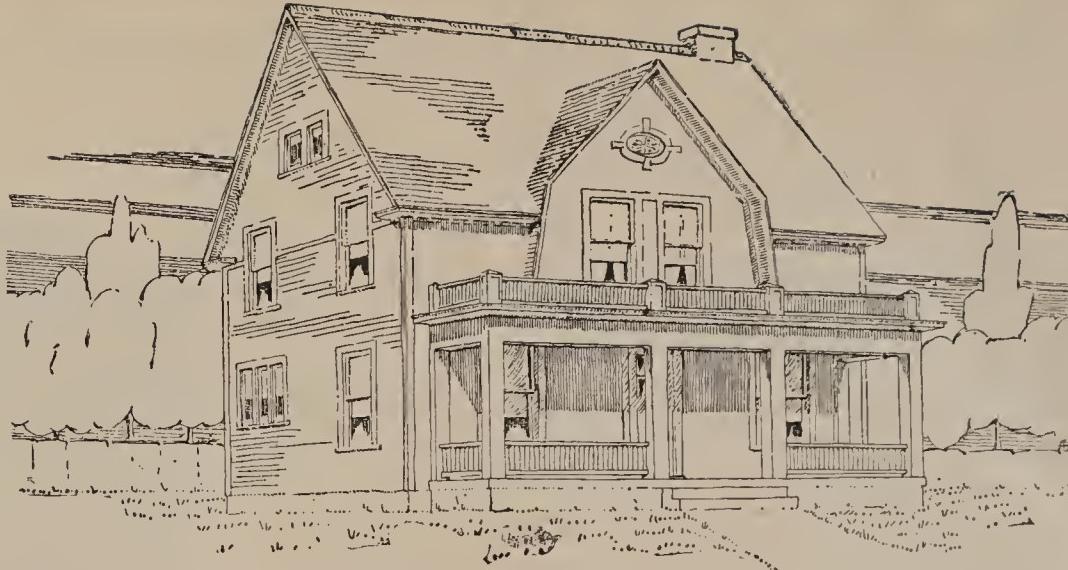
Desirable Homes Plan No. 5

THIS PLAN A SUGGESTION IN DUTCH COLONIAL

This story and a half cottage in style suggests the Dutch colonial. It is for eight rooms and bath and is 32 feet 6 inches by 29 feet 6 inches in size. At the estimated cost of \$2,500.00 it is for frame construction and shingle roof.

The arrangement of rooms is simple and very convenient. On the first floor are four rooms and hall. The hall in the center opens from either side to the living room and parlor and leads directly to the dining room. The placing of pantry between dining room and kitchen will appeal, as will the stairway arrangement to upper floor and to basement. There are four bed rooms and bath room on the second floor and all may be entered from the hall. There is a closet in every room and also one in the hall. Plenty of light and room and lack of waste space are predominating features of the design. The large front porch extending the width of the house is attractive and lends a final touch to the beauty and desirability of the plan.

Further information bearing on plumbing, heating, lighting and interior finishing and for construction other than given for this design will be found on introductory page of estimates.



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Erie Trust Co.	25
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Garvin Electric Co.	7
Gately, Fitzgerald & Co.	24
Wm. Hagelelocher & Co.	1
Hays Manufacturing Co.	19
Hayes Wall Paper & Decorating Co.	8
Kraus Department Store	10
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Massassanga Spring Water	23
Murphy Brothers	18
Patterson & Stirling	15
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Scobell & Winston	14
J. F. Siegel Coal Co.	2
Star Electrical Co.	13
The Erie Dispatch	38
The Peoples Bank	12
The Russell Co.	16
James D. Walker	11

Paint Does Not Cost Much But It Accomplishes Wonders

It freshens up the dingy floors, walls and furniture wonderfully. Makes them look like new and makes the home delightfully pleasant and cheerful. We have paints for every imaginable purpose and they are the best paints.

THE HOME OF ERIE'S LARGEST PAINT STORE.

Inside and Outside Paints, Enamels, Varnishes Brushes, Kalsomines, Etc.

For Walls	For Furniture	Painting or Staining Floors	House Painting—Inside and Out	For Boats, Etc.
Alabastine.	Capital Lacquer, all shades.	Jap-a-Lac.	Buffalo Aged Linseed Oil Paint.	Copper Paints.
Muresco.	Jap-a-Lac, all shades.	Rogers' Stain	Best Paint it is possible to produce.	Yacht White.
Or Johnson's Dull Kote, a beautiful, lusterless, washable finish for walls. All tints.	Enamels, all colors, gold and aluminum, mission finishes.	Floor Finish.	Forty beautiful shades.	Spar Varnish.
		Floor Paints.		
		Floor Varnish.		



We Have Anything You Need in Paints or Glass and You Can Afford
TO PAY OUR REASONABLE PRICES

Erie Window Glass Co.

THE PAINT STORE
WHOLESALE AND RETAIL

13th and State Streets

Desirable Homes Plan No. 6

IF INTERESTED IN DOUBLE HOUSES NOTE THIS PLAN

Many people plan to build double houses on account of the fact that the owner besides having a home for himself can have another for renting. To our readers so inclined this plan as offered as a suggestion.

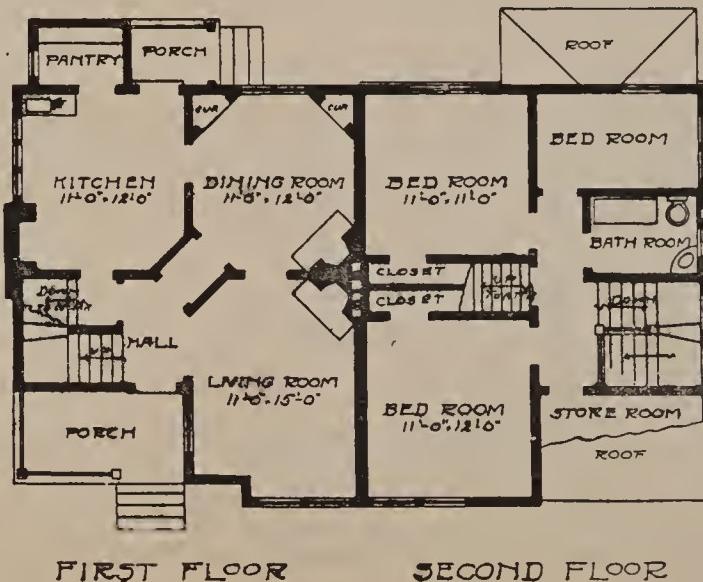
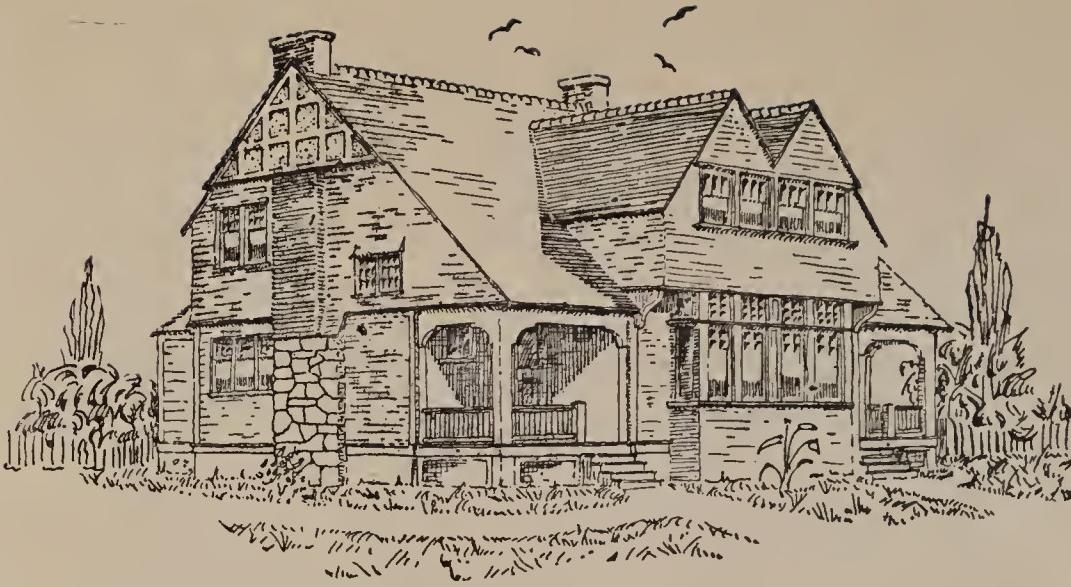
The plan as shown is for frame construction and has six rooms and bath to a side. In size the house is 47 feet by 28 feet 6 inches. Price \$4000.

For the price this is a very desirable plan, compact, well arranged and attractive in appearance. The room arrangement is simple and is notable for convenience. The exterior is finished in lap siding first story and the upper story in stained shingle. The dormer windows, recess porch and outside stone chimney are pleasing exterior features.

This plan because of its comparative lack of depth would be suitable for building on a shallow lot.

At first glance the floor plan as shown may seem confusing, but as each side is exactly alike except for being reversed, it is only necessary that we show but one side for lower floor and the other for the upper.

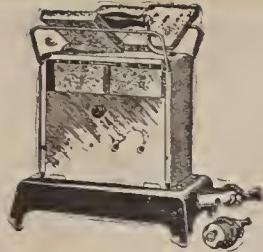
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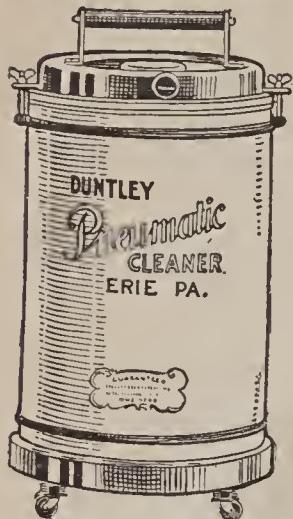
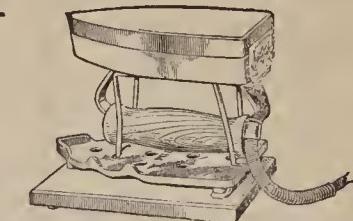
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Downing & Downing.....	33
S. H. Drown.....	3
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Erie Trust Co.....	25
Erie Window Glass Co.	6
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Garvin Electric Co.....	7
Gately, Fitzgerald & Co.....	24
Wm. Hagenlocher & Co.	1
Hays Manufacturing Co.....	19
Hayes Wall Paper & Decorating Co.	8
Kraus Department Store.....	10
Lawrence Cleaning & Dyeing Co.	21
Massasauga Spring Water.....	23
Murphy Brothers.....	18
Patterson & Stirling.....	15
Pratt, The Furniture Man.....	22
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James D. Walker.....	11



We Are
Electrical
Experts

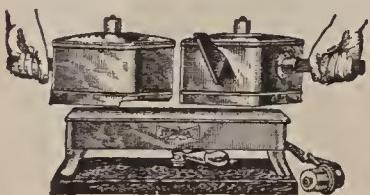
GARVIN

All Our
Work Is
Guaranteed



You Can Rent This
Duntley Cleaner

for a half a day—a day or
a week. It is a wonderfully
effective cleaner. Charge
moderate. Phone us—we'll
explain.



TOASTER
FLAT IRON

HEATING PAD
PERCOLATOR

ELECTRIC STOVE
CHAFING DISH

Come in and see our fixtures, electrical devices or ask us questions about anything electrical. We are in our new store and want you to see it. You're welcome if you don't buy.

GARVIN ELECTRIC COMPANY
1119 PEACH STREET



We Have Very Pretty
Showers

They are in popular favor
just now and we have on
display an unusually fine se-
lection. Prices will please.



Desirable Homes Plan No. 7

A COTTAGE PLAN FOR A NARROW LOT

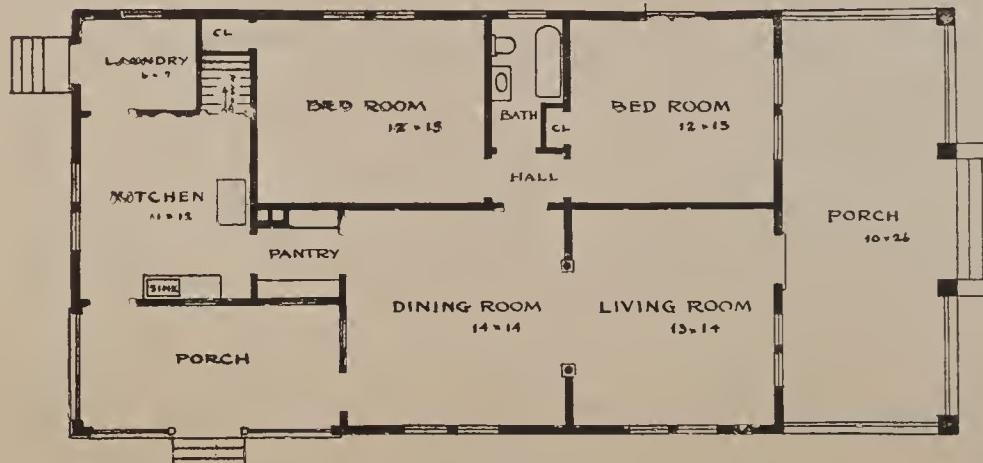
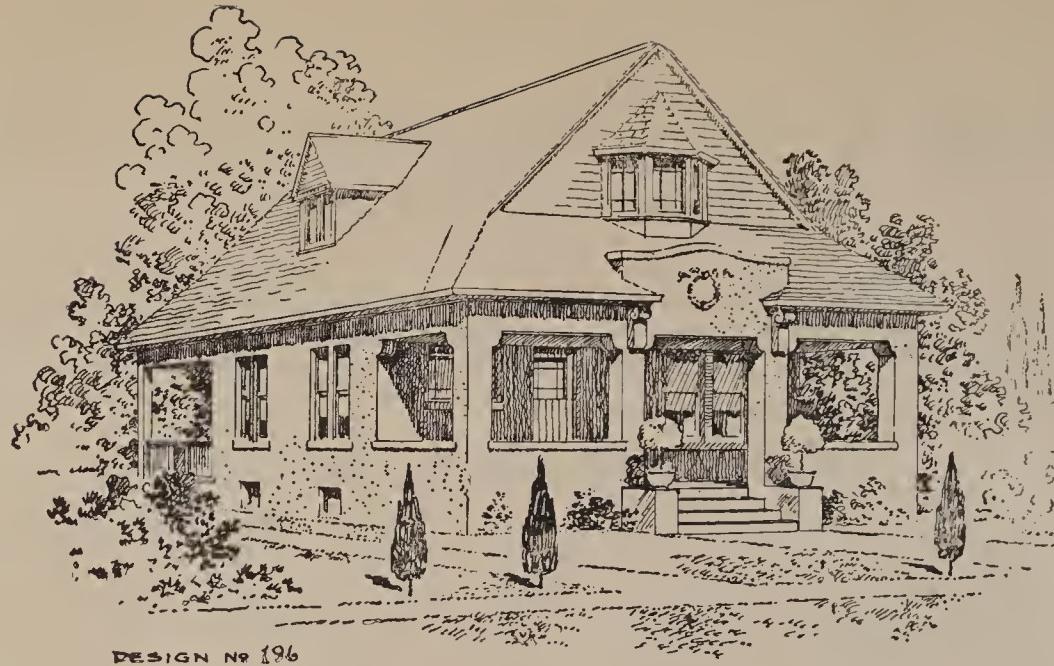
You may have a preference for the bungalow style of architecture but if your lot is a narrow one it is almost useless to consider building one in the usual style of greater width than depth. The plan here illustrated has all the advantages of the ordinary one-story bungalow, but with the additional advantage that its greatest measurement is in depth and not in width, thus making it particularly adapted for building on a narrow lot.

The design is large and roomy being 28 feet by 49 feet, exclusive of porch. At the estimated cost it is to be of cement block construction to roof, stucco finished. There are five large rooms, bath room and laundry. The estimated cost of \$2,500.00 includes seven-foot cellar under half the building. The first story is nine feet high.

The plan is very simple and convenient and many attractive features will be noted in the floor plan arrangement.

The large concrete front porch extending the width of the cottage is a pleasing feature and sets off the design to advantage.

Further information bearing on plumbing, heating, lighting, interior finishing, etc., and for construction other than that given for this design will be found on introductory page of estimates.



--FLOOR PLAN--

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Decorating Your Home Is Our Specialty

Wall Hanging and Decorations

Wall papers that are made for the new, modern, up-to-date homes, especially adapted for bungalow work, carrying out the artistic lines and modern art decorations. Our stock of imported and domestic papers made on Tiffany Blends, Munich Fibres, Burlaps, Grass Cloths, and all weave effects, with hand-print decorations of all kinds made to match, with good taste and judgment and papered in the new styles, make your home up-to-date, decorative and effective at unusual small costs. Let us show you the new colors and styles. We will gladly help you with our experience and judgment.

Paints, Varnishes and Enamels

Our Harrison Town and Country Paint is analyzed by government chemists, and its contents printed on each can, proving it is absolutely pure, which guarantees your house when painted with Harrison Paint, to be permanent in color, will not crack or blister, wear longer and look better than any other paint. If other paints are as good why don't they prove it with government analysis.

We sell Pratt & Lambert, Berry Bros., Flood & Conklin's and Biglow's Varnishes. The best that are made. Ask your architect or any good, honest, experienced painter.

Scotch White Patinol, Pratt & Lambert Vitralite and Cleveland Permanere White Enamels. There are none better.

Window Shades and Linoleums

We make your shades to fit your windows with Empire Brand hand-made oil Opaque Shading, Empire Cambric Shading and Imported Florentine Scotch Hollands, guaranteed not to crack nor fade, fitted on Imported Hartshorn Rollers and hung with screws. Look at our imported and domestic line of Linoleums, unexcelled in price and quality.

We Employ Expert Workmen

We employ paperhangers, painters and decorators by the year. We would not employ a poor man yearly, which guarantees perfect work to you. It also means the best of experienced work at the least possible cost. Call and see us about your Decorating.

Hayes Wall Paper & Decorating Company, 919 State Street

Desirable Homes Plan No. 8

A SUGGESTION IN CRAFTSMAN ARCHITECTURE

The latest innovation in home architectural style is the Craftsman, an example of which is given on this page. Simple in style, plain almost to severeness in exterior appearance, the Craftsman home is nevertheless attractive and that it is popular is evidenced by the increasing number of them being built.

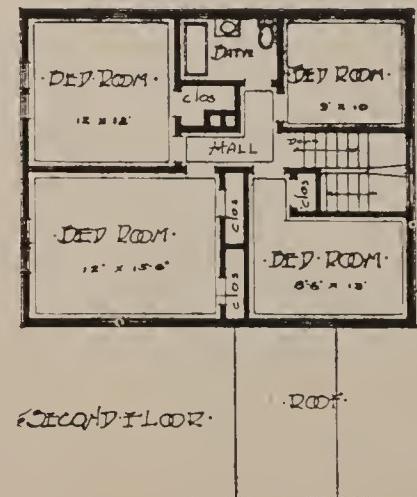
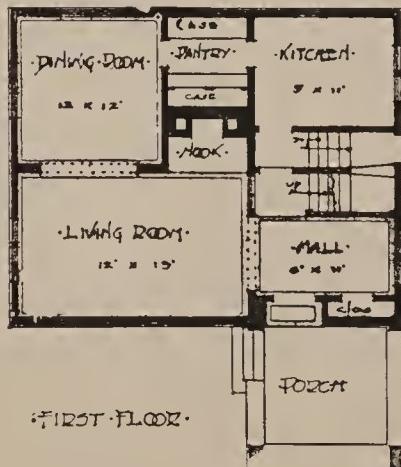
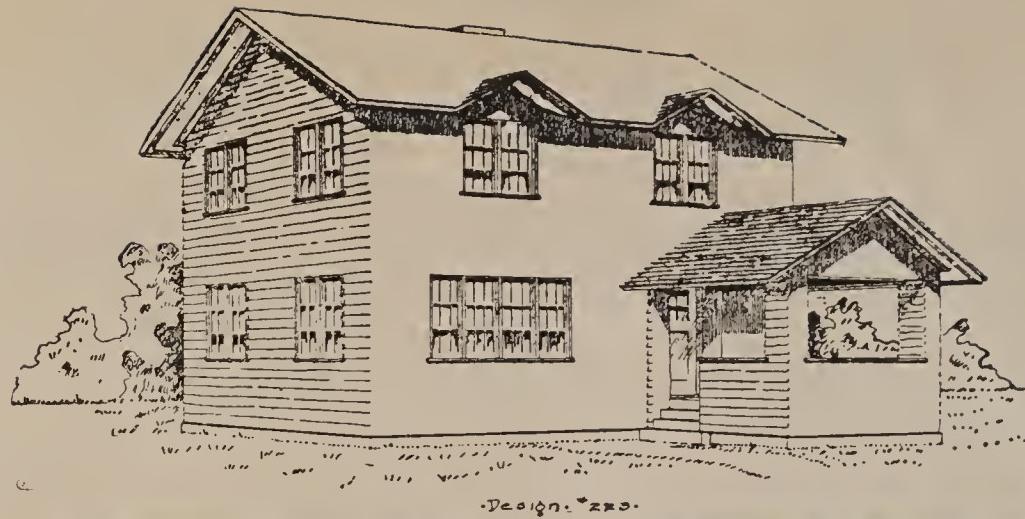
The plan here is typical and to those favoring the style offers many suggestions of merit.

The price estimate of \$2000.00 is for frame construction, heavy clapboard siding and shingle roof. The size of house is 31 feet 6 inches by 25 feet 6 inches.

Pleasing features are many, for example, the unique front porch to the side; large, extremely well lighted living room; convenient arrangement of dining room and kitchen; combination stairway between kitchen and reception hall, large well lighted bedroom, abundance of closets, etc.

There are seven rooms and bath room exclusive of reception hall.

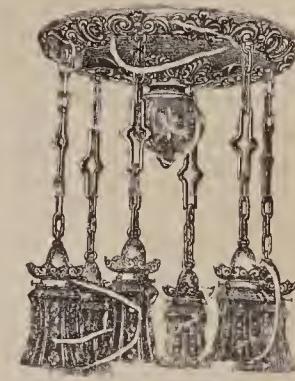
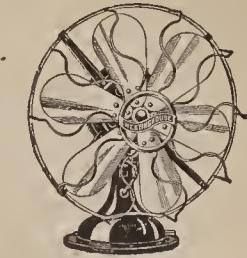
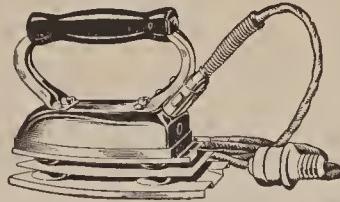
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James D. Walker.	11



Why You Should Electrify Your Home

Because you can light your home better, cheaper, cleaner and more economical, and avoid danger of fire by careless use of matches.

Because by the use of electric washing machines, vacuum cleaners, flat irons, dish washers, sewing machines, etc., you can lighten the household work.

Because by using electric percolators, toasters, hot plates, etc., you can do practically all the cooking during the summer without standing over a hot coal or gas grate.

Because it is the modern way.

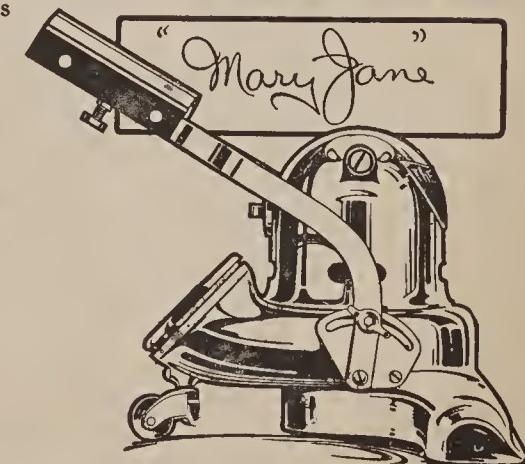
Call and see our large display of electric fixtures, table lamps, appliances and have our lighting engineers show you the correct way to have your house wired.

Use ERIE LIGHTING CO. Service

STATE AT ELEVENTH

The Light Corner

Both Phones



Desirable Homes Plan No. 9

A DESIGN IN SWISS STYLE
AMERICANIZED

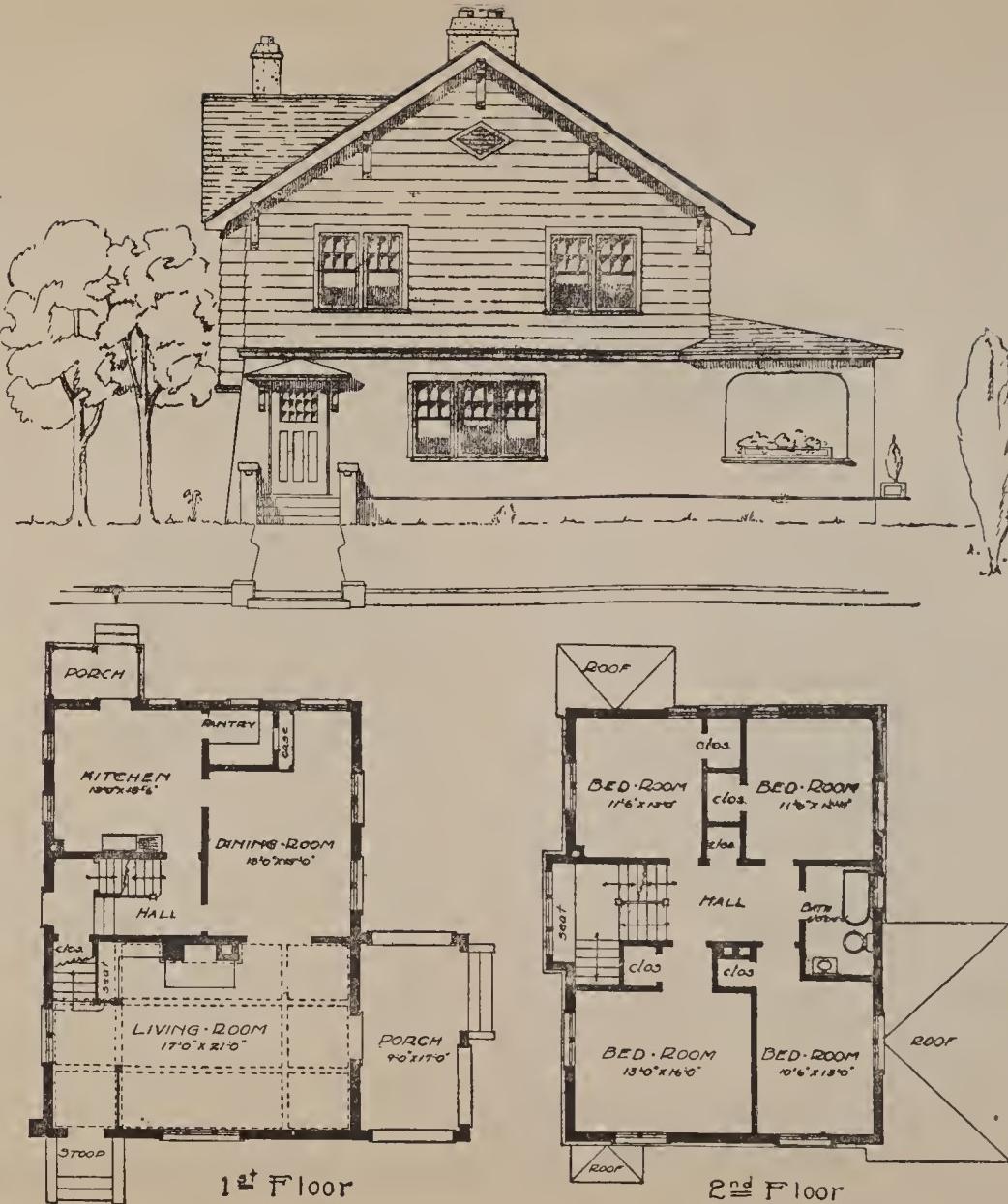
This plan here illustrated is after the Swiss style but modified to be more in accord with American ideas in that the foreign tendency to ornamentation is eliminated, thus making a plan of plain and very pleasing appearance.

In size the house is 28 feet by 40 feet. There are three rooms on lower floor and four and bath on upper floor.

At the estimated cost of \$2800.00 the first story is to be cement or brick, and second story finished in heavy clapboard siding. However, other materials could be used effectively.

One of the new features of the plan is the large front porch to the side making it more private and exclusive for the family and yet giving a full view to the front.

Other features of note are wide living room to have heavy beamed ceiling and with fire place and window seats, the dining room and kitchen arrangement, the pass door from pantry to dining room, the combination stairway from front and rear halls, the unique stoop front entrance, and stairway window seat and general convenience and compactness of room arrangement. Further information bearing on plumbing, heating, lighting and interior finishing and for construction other than that given for this design will be found on introductory pages.



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Kraus Dept. Store

Summer Wears

Bring in the little ones and get them togged up.

Tub dresses for Misses' and Children, 25c to \$1.00.

White dresses from 25c to \$5.00.

Rompers, 25c, 50c, \$1.00.

A new line of Middy

Blouses, 50c to \$1.00.

Indian, Cowboy and Baseball Suits, 50c and \$1.00.

Ladies' waists; all styles, at \$1.00.

New Summer Millinery

Our showing of millinery will make your personal selection safe, for we have a large variety to choose from. All the newest styles in Hemps, Panamas, Lace, etc.

All Spring Hats at Reduced Prices

If you need a screen door we have the line to choose from, 10 different sizes of each. Price 98c, \$1.25, \$1.50, \$1.75 and \$2.00.



Five ply, 10c per foot.

Couplings free with 50 ft. lengths.

Best moulded hose at 15c a ft. Long length.



Window Screens

15c, 20c, 25c, 30c, 35c and 40c. Open from 19 to 44 inches.

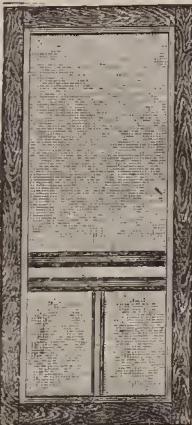
Lawn Mowers



14 inch, \$2.50.

16 inch, \$2.75.

Ball bearings at \$4.50, \$5.00 and \$6.00.



Fishing Tackle

The largest line in Erie to choose from. Steel rods from 25c upwards; split bamboo from 50c upwards; tackle boxes, baits, spoons, minnow pails, landing nets, rope, twine seines, in fact everything in this line to fill your wants.

Bell 1087.

Mutual 1087



Poor Paint wastes good labor.
Good paint is economy.

We advise you to make sure what paint goes on your house and we recommend a brand that has proven its high quality by many years' good service—

American Paint

It is easily applied; it spreads well; its finish is brilliant; it has lasting power.

\$1.50 Gallon

60c

75c

95c

\$1.15

\$2.00

\$2.25

Hammocks

98c, \$1.25, \$1.50, \$2.00, \$5.00.
Porch Swings.



UNIVERSAL Lunch Box with Vacuum Bottle

The UNIVERSAL Vacuum Bottle, a part of every UNIVERSAL Lunch Box, is warranted to keep the contents hot for twenty-four or cold for seventy-two hours.

The UNIVERSAL Lunch Box is made of heavy tin, finished in dark brown with collapsible genuine leather handle.

Price \$2.00 each

Libertas

Celebrated vacuum bottles, pints and quart sizes sold separate, will keep liquids hot 24 hours and cold 3 days. Pints special 89c.

Garbage Cans



810-812 PARADE STREET

Desirable Homes

Plan No. 10

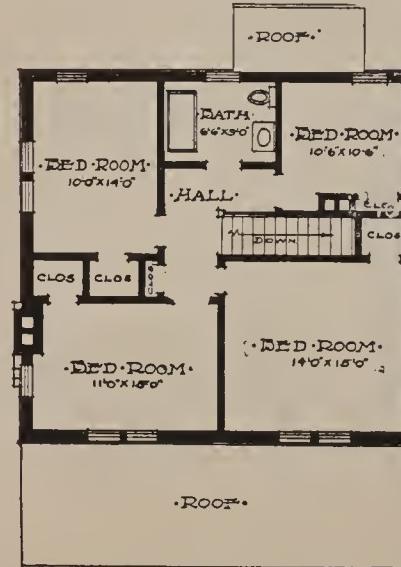
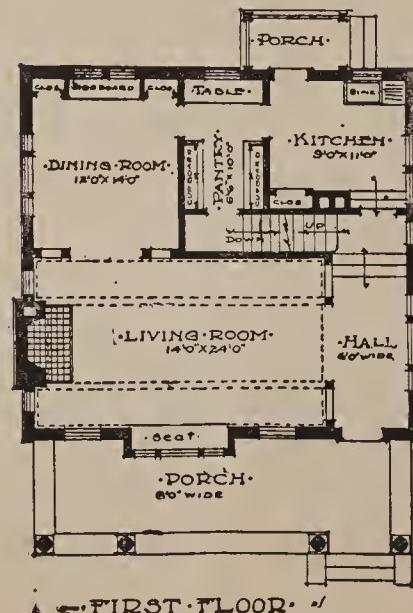
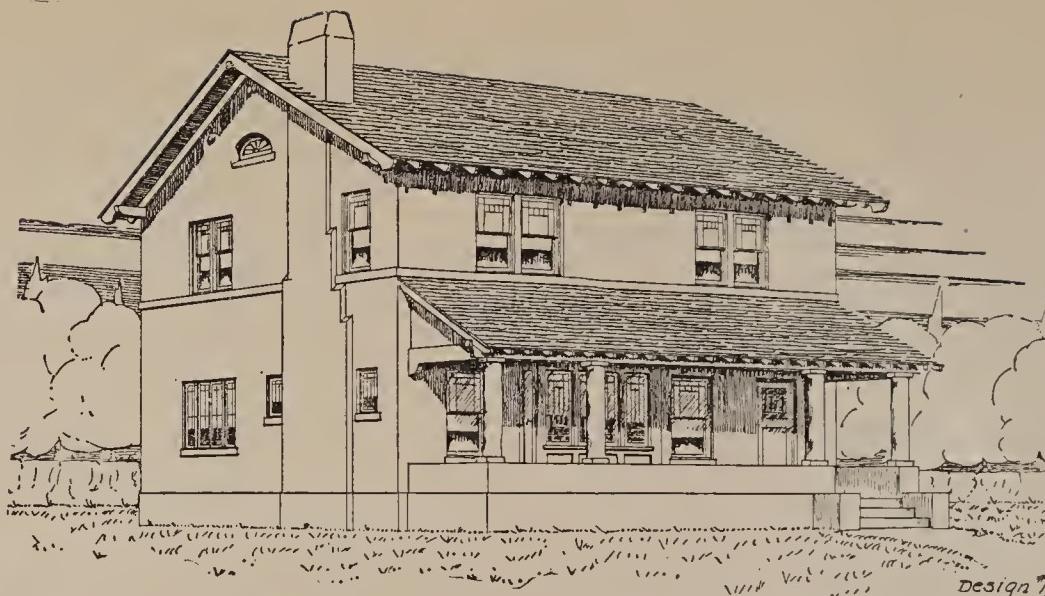
THIS ATTRACTIVE
SEVEN-ROOM HOUSE
FOR \$3,600.

Here is a plan along colonial lines, but modernized, that we estimate to build at about \$3,600. This estimate is based on terra cotta block construction, rough cement stuccoed, and the roof to be of red tile.

In size it is 32 feet by 30 feet and has seven rooms and bath. The front hall opens to the left into large living room having heavy beamed ceiling, window seats and open fireplace. There are seven windows to this room, five of them to the front. The hall is also well lighted. The dining room has built-in side-board with closets to each side. There is a good-sized kitchen with built-in table and a conveniently arranged pantry. Entrance to cellar is through pantry.

An open stairway, which, by the way, is combination from front and rear, leads to the upper floor, on which there are four outside bedrooms abundantly supplied with closets, and also bathroom. A large porch in the front completes a most pleasing plan.

Further information bearing on lighting, heating, plumbing, interior finishing and for construction other than given for this plan will be found on introductory page of estimates.



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NEW HOMES AND INVESTMENT PROPERTIES FOR SALE

Two frame flats on north side of 7th, between Raspberry & Cranberry Sts., five rooms and bath each floor, decorated, oak finish, combination chandeliers. Both floors rent for \$16 per month each. Lots 31x90—30 $\frac{1}{4}$ x90.

No. 915 Raspberry St., brick veneer house, shingle roof, cement driveway, mantel in parlor, newly decorated, cement cellar, eight rooms and bath. Rent ed for \$24 per month. Lot 29 $\frac{1}{2}$ x123 $\frac{3}{4}$.

Two-family brick flat on northeast corner 3rd and Liberty Sts., five rooms and bath each floor, double deck porch, piped for gas, wired for electricity. Lot 41 $\frac{1}{4}$ x70.

No. 305 Liberty St., semi-bungalow design, three living rooms and hall on first floor, four bed rooms and bath second floor, mantel with built in book case in living room, oak finish, hardwood floors, wired for electricity and piped for gas, large attic, cement cellar. Lot 27x67.

No. 725 West 3rd St., frame house, seven rooms and bath, hardwood finish and floors, wired for electricity and piped for gas, large attic and cement cellar. Lot 28 $\frac{3}{4}$ x83.

No. 721 West 3rd St., frame story and half house, six rooms, toilet, decorated, piped for gas, cement cellar. Lot 28x83.

No. 947 West 6th St., frame house, slate roof, eight rooms and bath, decorated, piped for gas, cement cellar. Lot 30 ft. 11 $\frac{1}{2}$ in. x 165.

No. 601 Raspberry St., two-family frame flat in good repair, five rooms and toilet second floor, six rooms and toilet first floor, decorated, piped for gas. Lot 33x120.

No. 647 West 4th St., single frame house, seven rooms and bath, wired for electricity, piped for gas, large attic, cement cellar, hardwood finish, mantel. Lot 27 $\frac{1}{2}$ x165.

No. 649 West 4th St., frame house, seven rooms and bath, wired for electricity, piped for gas, cement cellar, large attic, hardwood finish, mantel. Lot 26x165.

North side 5th, east of Poplar St., two-family frame flat, five rooms and bath each floor, large attic, cement cellar, double deck porch, wired for electricity, piped for gas.

No. 721-23 West 5th St., two-family frame flat, slate roof, six rooms and bath each floor, cement cellar, decorated, two furnaces, wired for electricity, piped for gas. Lot 30x92 $\frac{3}{4}$.

No. 156-58 East 6th St., two-family brick flat, slate roof, six rooms and bath second floor, five rooms and bath first floor, separate cellars and attics, living room first floor finished in mahogany and white, dining room in flemish oak, bed rooms and bath in white, tile vestibules, mahogany mantel with built in book case, second floor living room finished in oak with oak mantel and built in book case, other rooms finished same as first floor, furnace for each family. Lot 30x115 with driveway.

No. 716-18 German St., two-family brick flat in front, second floor has six rooms and bath, first floor five rooms and bath, built in book cases with mantel on each floor, separate attics and cellars, hardwood finish and floors, decorated, combination chandeliers. Four-family frame flat in rear, each suite has five rooms and toilet, newly decorated, piped for gas, separate cellar for each family. Lot 50x110 to alley.

No. 659-61 East 7th St., two-family frame flat, four rooms and bath each floor, mantel on each floor, decorated, hardwood finish, cement cellar, large attic. Lot 40x40.

No. 25 East 3rd St., brick house, slate roof, six rooms and bath, hardwood finish and floors, mantel in living room. Wired for electricity and piped for gas, cement cellar, large attic. Lot 30x45.

No. 1037 Center St., two-family frame flat, five rooms and toilet, second floor, four rooms and toilet first floor, piped for gas, cement cellar. Lot 28x72 $\frac{1}{2}$.

Any of the above houses or flats will be duplicated on lots:

S. S. 7th, near Wayne; 5th, between Raspberry and Cranberry; Raspberry, between 5th and 6th Sts.; 5th, between Cherry and Poplar; vacant lot, No. 1036 West 6th; E. S. Cascade, between 16th and 17th Sts.; Brown's Avenue, near Cranberry; Elliot Avenue.

FOR SALE BY

JAMES D. WALKER

"Builder of Homes of Quality"

Mutual Phone 1524

Office 11 West 8th St., Erie, Pa.

Desirable Homes Plan No. 11

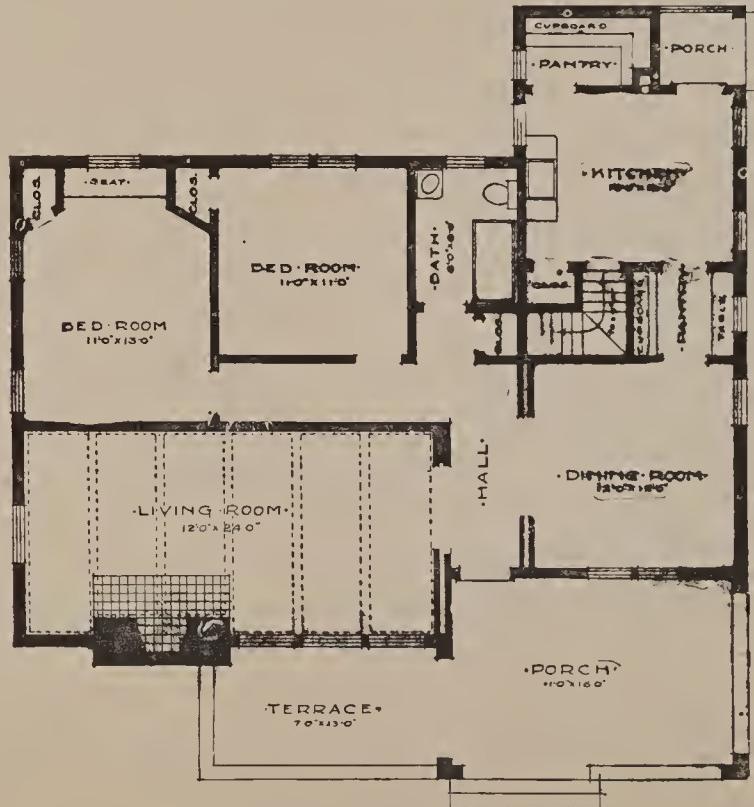
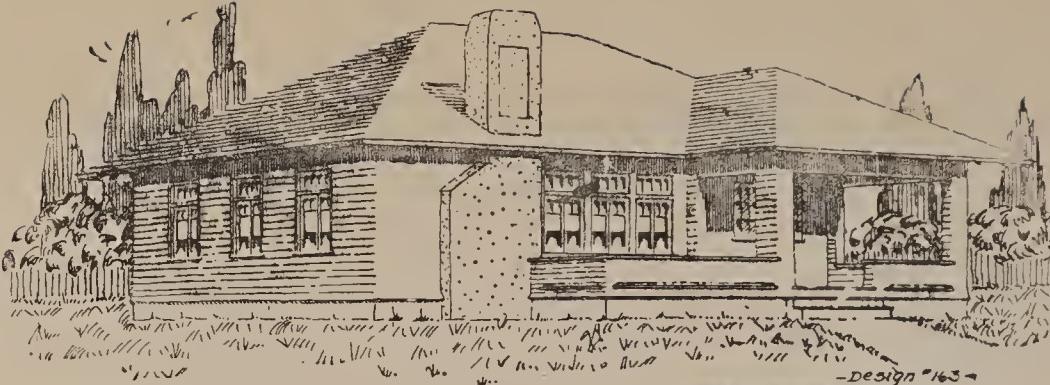
A NEAT FIVE-ROOM BUNGALOW AT \$2,000.

If you are interested in small bungalows, here is a design attractive in appearance, pleasing in arrangement and to be built at moderate cost. In size it is 30 feet by 40 feet. It has five rooms and bath. The estimated cost is \$2,000, the construction to be frame, the exterior in heavy clapboards and the roof in shingle.

The interior is well arranged and has many features to please.

From the porch is hall entrance opening to the left into a large living room, well lighted at the front by a bank of three windows and with window to the side. It is designed to have heavy beamed ceiling in this room and open fireplace. The hall leads back directly to bath room and then turning connects with the two bed rooms. The dining room is at the right and connects through pantry with the kitchen. There is another pantry at rear of kitchen, and the cellar entrance is also through this room. The attractive exterior appearance is further enhanced by the large porch and terrace and outside stone or cement chimney.

For information bearing on lighting, heating, plumbing, interior finishing and for construction with other material than given in this estimate, see introductory page of estimates.



-FLOOR PLAN-

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The Russell Co.....	16
James D. Walker.....	11

4%

The Peoples Bank of Erie

Penn Building, Erie, Pa.

4%

RESOURCES	\$1,650,000.00
DEPOSITS MAY 1, 1914	\$1,340,000.00

Our deposits have doubled in four years and have been increasing about \$700.00 per day.

We are a depositary for State, County and City funds.

Our bank is conservatively managed.

We aim to make this the bank of the people of "Greater Erie."

We would like to do business with you and invite your account.

We welcome the account of the smallest depositor as well as accounts of corporations, societies and firms.

We helped 3,000 citizens save \$122,000 last year in our "Christmas Savings Fund" and have more than 6,000 accounts in the same fund this year. This means that about \$225,000 will be

ready for the Christmas trade and will be distributed among the merchants of Erie.

Stand by the bank that helps the merchants.

We especially invite ladies' accounts and will extend to them every courtesy.

Our "Christmas Savings Club" for 1915 will begin "The Day after Christmas."

Farmers and citizens of the county generally are invited to become depositors with us.

Would be glad to have you come in and get acquainted with us and we with you.

DIRECTORS

ROBT. J. BARR, General Electric Company.

Z. T. BRINDLEY, Erie Lumber Company.

W. S. CALDERWOOD, Kane, Pa.

F. L. CLEVELAND, Sec-Treas. Erie Engine Company.

CHAS. R. CROUCH, Treas. Crouch Bros. Company.

M. D. FLETCHER, Sec-Treas. Williams Tool Company.

J. C. HOFFSTETTER, Sec-Treas. Odin Stove Mfg. Co.

JNO. W. LITTLE, President.

M. G. MAYO, Leather Merchant.

GEORGE S. RAY, Physician and Surgeon.

JAMES M. SHERWIN, Attorney-at-Law.

HON. M. W. SHREVE, M. C.

BENJ. J. WALKER, Vice-Pres. Erie Malleable Iron Co.

BYRON A. WALKER, Pres. Lovell Mfg. Company. .

JOHN H. WALKER, Wholesale Paper.

4%

Bank Open Monday Evenings 7 to 9 o'Clock

4%

Desirable Homes Plan No. 12

ANOTHER SQUARE DESIGN TO BUILD FOR ABOUT \$2,000.

Here is another square house design to build at the comparatively low cost of \$2000.00. In size the house is 23 feet by 32 feet 6 inches. It has six rooms exclusive of bath room.

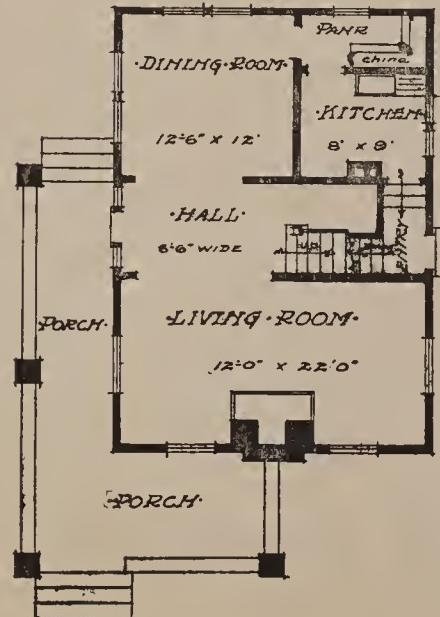
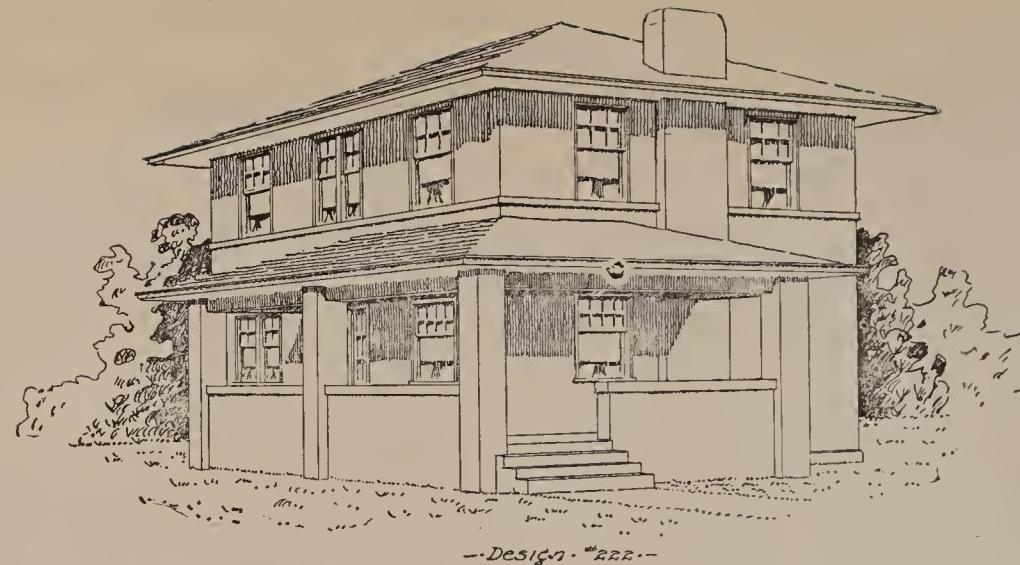
There are three rooms in first floor, a large living room the width of the house, lighted on three sides and having open fireplace to the front, also dining room and well arranged kitchen and pantry.

An unusual feature of the plan is that the hall is between living room and dining room with outside entrance to the porch at side. Another innovation is that the kitchen exit is at the right side of house, approached through entry which also leads to cellar.

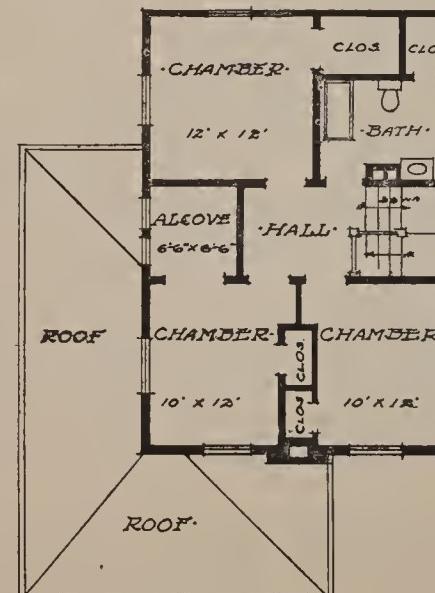
The upper floor with hall in center opening to all rooms, has three rooms and bath. A feature of this floor is the front bed room with alcove suitable for child's bed. Every room on this floor has good sized closets.

The exterior appearance of this house is enhanced by the large porch to the left side front and extending back to the hall entrance.

For information bearing on plumbing, heating, lighting, interior finishing and for construction other than given for this design, see introductory page of estimates.



FIRST FLOOR



SECOND FLOOR

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Hayes Wall Paper & Decorating Co.	8
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The Bassell Co.	16
James D. Walker.	11



A Common Sense Talk on Electric Wiring



The lighting system for every house should be fully and carefully worked out in the plans before actual building is commenced. It should be given the most careful study. The arrangement of every necessary light, the placing of every switch convenient and handy for all possible contingencies. It is policy to take this matter up with some reliable contractor; one who has had sufficient experience and ability to advise you concerning the proper arrangement and one who will furnish and install material that will comply with the requirements of the National Board of Fire Underwriters. It is especially essential that the wire should be of sufficient size to avoid any material drop in voltage, should you desire at some future date to add electrical appliances.

The following suggestions will, no doubt, be of value in working up your wiring plans.

PORCH LIGHTING

The front and back porches should be equipped with electric light and switches should be located just inside the door.

RECEPTION HALL

The Reception hall should be well lighted for the first impression is always the best and at this point, we wish to caution you against the use of highly ornamental shades that obstruct practically all of the light produced by the lamp. This is no uncommon error and in a great many cases, is the result of high lighting bills. Shades and reflectors should be chosen with care so that the light can be reflected to every nook and corner of the room and not deadened by some ornamental shade that will furnish a red or green cast.

LIVING ROOM

This room should be wired and a fixture provided so that the total wattage of the Mazda Lamps should equal the number of square feet of floor space. Wall receptacle or floor plug should be provided so that the reading lamp can be conveniently connected. Provisions should also be made to connect the Electric Fan. This same receptacle can be used for the Vacuum Cleaner.

DINING ROOM

In the average dining room, it seldom requires more than one outlet for general illumination and the same wattage should be considered as in the living room. We would like to suggest, when purchasing fixtures, that showers be



If you are planning a home, foresight is better than future regrets. Remember that we are at your service to advise you from the best of our previous experience. If you are planning a home, or wish to install electricity in your present house, we will most gladly consult with you to insure a maximum efficiency in electric service at a minimum cost.

STAR ELECTRICAL COMPANY

14 West Eleventh Street

Mutual Phone 1447-Y



Bell Phone 782-J

purchased instead of the dome, which, at one time was so popular. A much more cheerful and desirable effect can be derived from a fixture of this kind. A floor plug should be provided at a point beneath the table for connecting an Electric Toaster, Percolator, Egg Boiler, Chafing Dish, etc. The base-board receptacle should not be neglected in this room on account of the operation of the Fan and Cleaner.

KITCHEN

If this room is lighted from one ceiling outlet, we would recommend that the lamp be mounted as near the ceiling as possible, as it is extremely difficult to keep a fixture clean in this room.

LAUNDRY

In addition to the lights for general illumination, provision should be made for connecting the Electric Washer, Electric Mangle and Electric Iron.

UPPER HALL

Should be equipped so that a small lamp can be used for night service. Either the lamp in the upper hall or the lamp in the reception room should be on three way switches which would insure against the necessity of ever going up or down stairs in the dark.

BED ROOMS

Should be equipped with outlets for general illumination and bracket lamps can be provided for the dressing table. Wall receptacle should also be provided for the convenience of attaching a Curling Iron Heater, Hair Dryer or Massage

Vibrator. We would also suggest another receptacle near the bed for the Electric Warming Pad or Electric Blanket.

BATH ROOM

In addition to the lights for general illumination in this room, a base-board receptacle should be provided for the operation of an Electric Bath Room Heater and a wall receptacle should be provided near the washstand for the operation of an Electric Shaving Mug.

An Electric Door Bell should be operated by a Bell Ringing Transformer which can be connected into the lighting circuit at no cost for current and no cost for maintenance. This is considerable improvement over the use of batteries and is always dependable and never needs to be renewed.

We have neglected to mention the convenience of equipping every closet with automatic switches which will light the closet with the opening of the door. These switches add a little more expense but will pay for themselves in time.

The switch for the cellar lights should be near the cellar door and a pilot is recommended to be installed near this switch and will prove to be of a great current saver in time.

For the greatest convenience throughout the house, it is policy to have wall switches to operate all of the ceiling lamps and the bracket lamps to be operated by pull sockets.

Finally, the house should be equipped throughout with Mazda Lamps as it costs only one-third as much for current when using Mazda Lamps of the same candle power as carbon lamps.

Desirable Homes Plan No. 13

A TWO-STORY HOUSE TO BUILD FOR ABOUT \$1,800.

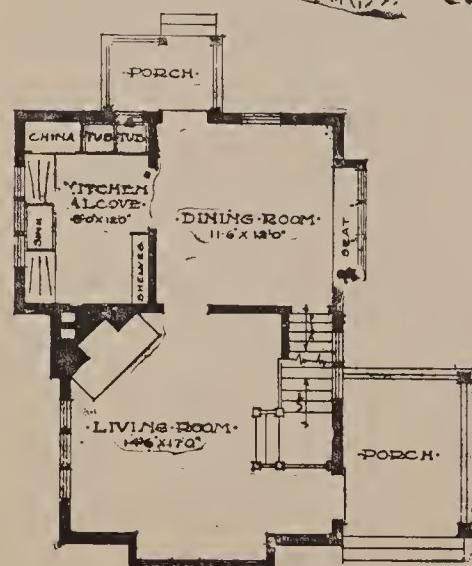
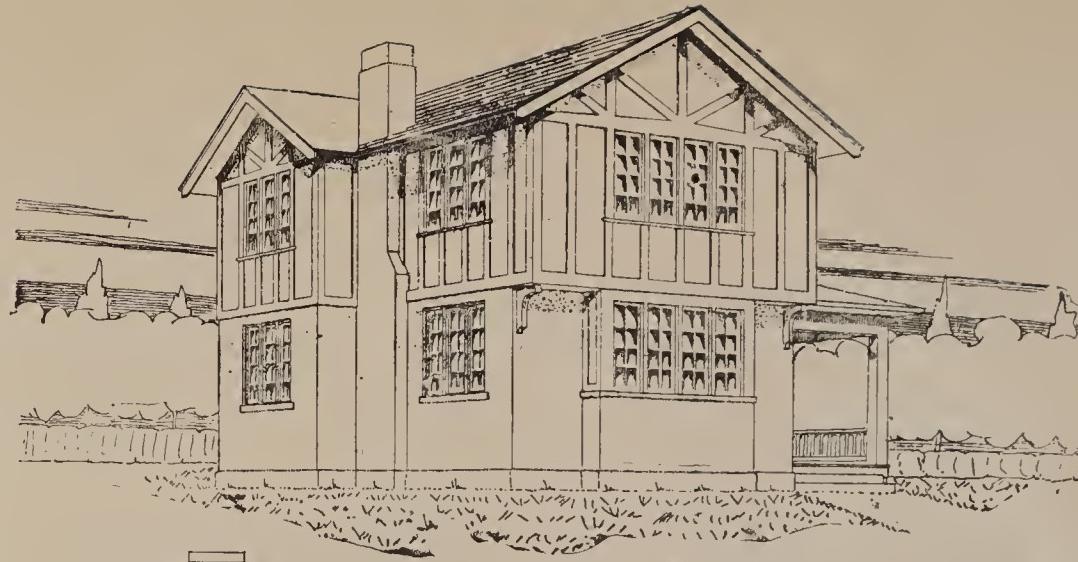
This small attractive plan for a two-story house of five rooms and bath, in frame, should be erected for about \$1,800. The size of house is 18 feet by 31 feet. The exterior at the estimated cost may be weather-boarded, or as shown in illustration, lower story in plain stucco and upper story in stucco and half timber work.

There is a good-sized living room with fireplace and bay window, neat dining room and a kitchen designed in accordance with the ideas of Mrs. Rohrer, the famous authority on domestic science, who contends that the ideal kitchen is not the large one, but the one in which things are so arranged that they may be reached and not walked to.

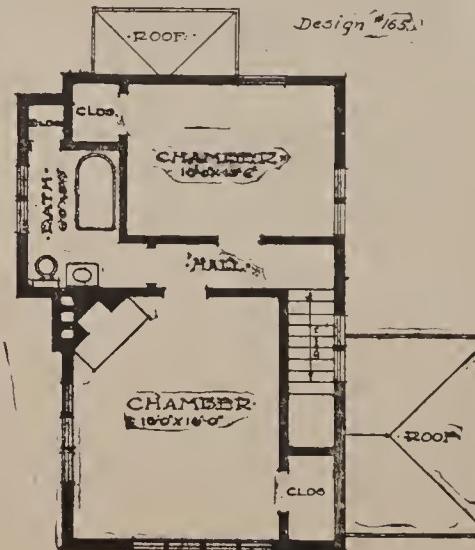
On the upper floor are two bed rooms and the bath room. An open stairway to the upper floor leads from the living room.

Modest in cost, complete in detail and pleasing in appearance, this plan should interest the prospective builder of small family.

For information bearing on lighting, heating, plumbing, interior finishing and for other construction than given for this design, see introductory page of estimates.



FIRST FLOOR



SECOND FLOOR

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Plumbing of Quality

SCOBELL & WINSTON
2027 State Street

BOTH PHONES

|FAULTLESS WORK

Desirable Homes Plan No. 14

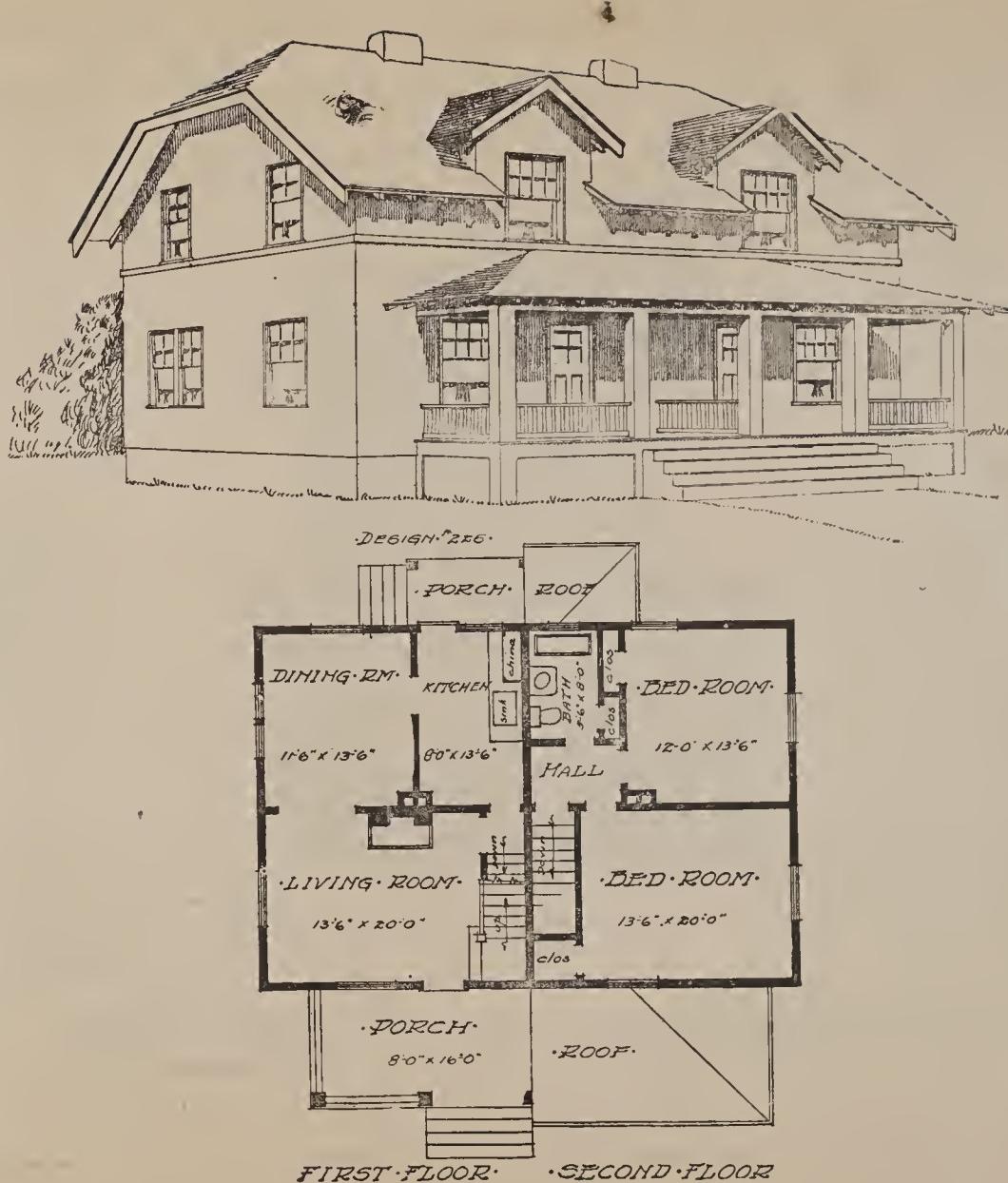
A NEAT LITTLE DOUBLE HOUSE, FIVE ROOMS TO A SIDE.

Here is a double house plan that would be suitable for any lot, but if you have a corner lot and desire to build on the rear of it, is a plan well adapted in size, and as it is a double house as well, it will do double duty as a revenue producer.

In size it is 42 feet by 28 feet and has five rooms and bath to a side. Small, compactly set up and with very little waste space, its building cost is comparatively low for a double house, for in frame construction it should be built for about \$2,800.

The first floor plan includes three rooms—a large living room, dining room and kitchen. The upper floor has two bed rooms and bath. All rooms are good size, well arranged and lighted. The open stairway to upper floor, ease of access to front of house from kitchen, are features of note in the interior plan. The exterior with low overhanging roof, dormer windows and simple lines makes for an attractiveness of appearance that will appeal.

Further information bearing on lighting, heating, plumbing, interior finishing and for other construction than given here will be found in introductory page of estimates.



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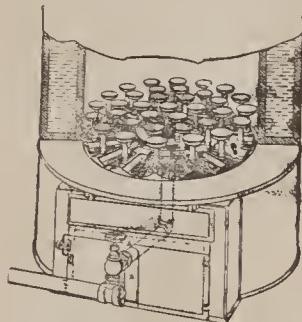
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Erie Trust Co.	25
Erie Window Glass Co.	6
Chas. H. Fry Construction Co.	36
Garvin Electric Co.	7
Gately, Fitzgerald & Co.	24
Wm. Haagenlocher & Co.	1
Hays Manufacturing Co.	19
Hayes Wall Paper & Decorating Co.	5
Kraus Department Store	10
Lawrence Cleaning & Dyeing Co.	21
Massasauga Spring Water	23
Murphy Brothers.	18
Patterson & Stirling	15
Pratt, The Furniture Man.	22
Alfonso Sagramoso.	37
F. Schlaudecker & Son.	17
Seobell & Winston.	14
J. F. Siegel Coal Co.	2
Star Electrical Co.	13
The Erie Dispatch.	35
The Peoples Bank.	12
The Russell Co.	16
James D. Walker.	11

Patterson & Stirling Warm Air Furnaces

For Heating Churches, Schools, Stores and Residences

THE PATTERSON "J" COMBINATION FOR GAS, COAL OR COKE

Thousands of satisfied customers. Because we guarantee everything we do. Heat your building or no pay. Sounds good, doesn't it? Give us a chance to prove it. Drop us a card and we will be on the job.



The "Standard" Gas Saving Burner.

Applied to all makes of hot air furnaces using natural gas as fuel, giving an even distribution of heat to all the exposed fire surfaces.

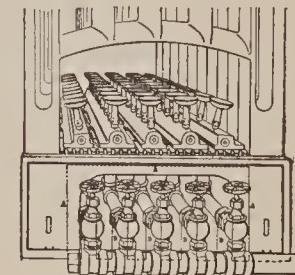
Each individual burner has its own individual mixer emitting a perfect blue flame of intense heat.

Patterson & Stirling, Exclusive Agents for Erie



The Largest Line of Furnaces
in the World

When you have your plans made be sure and specify a Patterson "J." Furnace, because we guarantee everything to your contractor. We are very glad to give you an estimate and to assist you in every way to plan your heating.



The "Standard" Gas Saving Burner.

No broken brick in fire balls used in installation, thereby prolonging the life of both furnace and burner.

Absolutely guaranteed when installed by us to generate the required heat to bring any furnace up to its full capacity the same as coal and to generate more heat from the same amount of gas than any other furnace on the market.

Patterson & Stirling, Exclusive Agents for Erie

PATTERSON & STIRLING

BOTH PHONES

119 E. 12th STREET

ERIE, PA.

Desirable Homes Plan No. 15

A BEAUTIFUL HOME
TO BUILD FOR ABOUT
\$5,000.

This is one of the most pretentious designs shown in the booklet and should offer a valuable suggestion to those desiring to put more than the ordinary into a home.

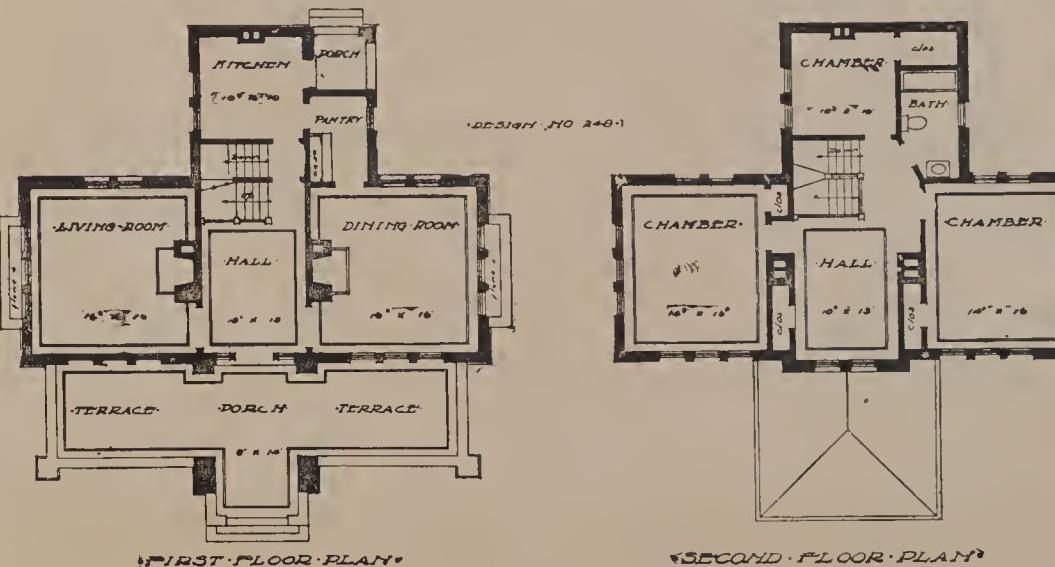
As shown the design is to be of hollow tile and cement stucco construction. The estimated cost with this material is \$500.00.

In size it is 46 feet by 34 feet and full two stories in height. It has eight rooms and bath.

From the front porch and terrace one enters directly into a large receptional, to the left of which is the living room and to the right the dining room. The hall also leads to an open staircase and beyond to the kitchen. Entrance to the kitchen is also made through the pantry.

From the exterior the plan presents a striking appearance, and with the well planned interior arrangement, abundance of light and ample size of rooms, would make an ideal home.

The upstairs arrangement is practically the same as the lower floor, except that width of rooms is reduced to provide for closets. For lighting, heating, plumbing and for estimates for other material than given here see introductory page of estimates.



Home Builders' Directory

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Downing & Downing	33
S. H. Drown	3
Edison Construction & Supply Department	34
Edwards Gas-Electric Fixture Co.	4
Erie County Milk Association	20
Erie Gas Mantle Manufacturing Co.	35
Erie Laundry Co.	27
Erie Lighting Co.	9
Erie Mantel & Tile Co.	26
Erie Trust Co.	25
Erie Window Glass Co.	6
Chas. H. Fry Construction Co.	36
Garvin Electric Co.	7
Gately, Fitzgerald & Co.	24
Wm. Hagenlocher & Co.	1
Hays Manufacturing Co.	19
Hayes Wall Paper & Decorating Co.	8
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James D. Walker	11

Let us decorate your home. We carry in stock an immense line of Wall Papers, from very low priced up to the higher grades. We employ competent workmen and do only good work.

Estimates given on work.

We do housepainting, also interior finishing of all kinds—where quality of stock or material is considered — labor costs no more. Good materials last twice as long as inferior ones.

Estimates given on such work.

THE RUSSELL CO.

1616-18 Peach St.

*We Study to Please. We Make Specialties of
Our Different Lines of Business*

Rugs and carpets, priced modestly—from very inexpensive ones to Wiltons. Linoleums, printed or inlaid—but quality always.

Also Lace Curtains and Draperies.

Window shades! This is a big feature here. We make more shades than any other concern in Erie—there must be a reason.

We have shaded the Lawrence Hotel—the Bell Telephone Building—St. Vincent's Hospital. Why?

Desirable Homes Plan No. 16

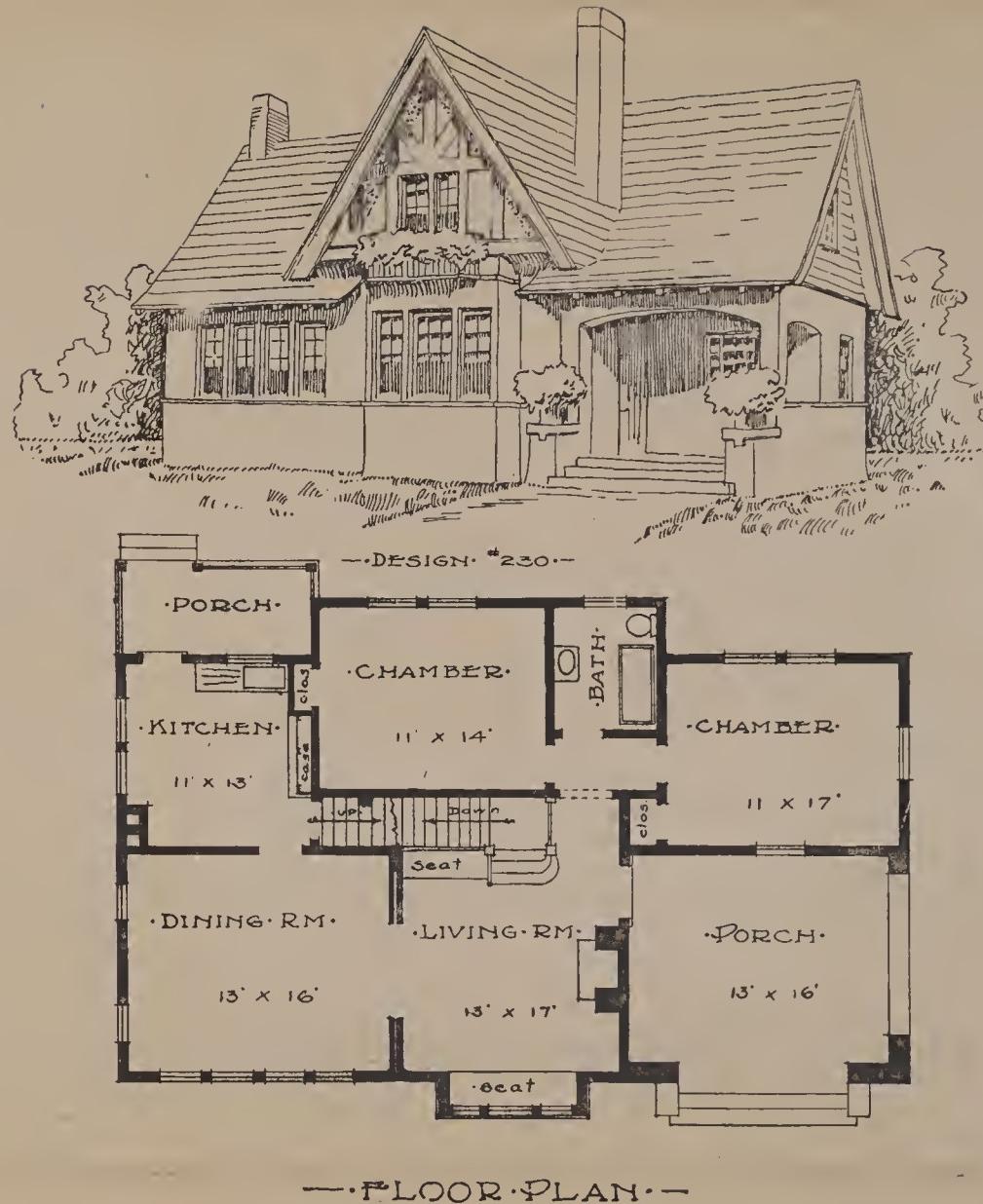
AN ENGLISH COTTAGE TO BUILD FOR \$2,800.

Do you favor the English style of architecture? If you do here is a cottage design that we warrant will receive your serious consideration. It is for a story and a half in height with only the first floor interior finished up. On this floor are six rooms and bath but if desired three additional rooms could easily be added by utilizing the upper floor. The size of cottage is 45 feet by 30 feet. The estimated cost as shown is \$2800.00 to which add \$600.00 if upper floor is finished up.

Note the large recess porch with flower boxes on either side of approach giving a very pretty effect, the living room with window seats and open fire place, the handy entrance to bed chambers and bath through hall from living room, the large well-lighted dining room; the well-arranged kitchen and semi-recess rear porch, all making for convenience and comfort.

The exterior is typical of the English style, and adds the finishing touch to a plan distinctive in appearance, exceptionally well arranged, and with waste space reduced to a minimum.

For lighting, heating, plumbing, interior finishing and for other construction than here given see introductory page of estimates.



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Erie Lighting Co.	9
Erie Mantel & Tile Co.	26
Erie Trust Co.	25
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Gately, Fitzgerald & Co.	24
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FRANK SCHLAUDECKER

Established 1874

LEO SCHLAUDECKER

Mutual 2349 **DEPENDABLE** Bell 340-R

F. Schlaudecker & Son

14 E. 8th St. **INSURANCE** Erie, Penn'a

Companies represented forty years. Insuring the most
prompt and liberal settlement of losses.

STEAMSHIP AGENCY REPRESENTING ALL OCEAN LINES

FIRE
LAUNCH
BURGLARY
PLATE GLASS
AUTOMOBILE

Surety Bonds

LIFE
HEALTH
BOILER
ACCIDENT
EMPLOYER'S LIABILITY

Desirable Homes Plan No. 17

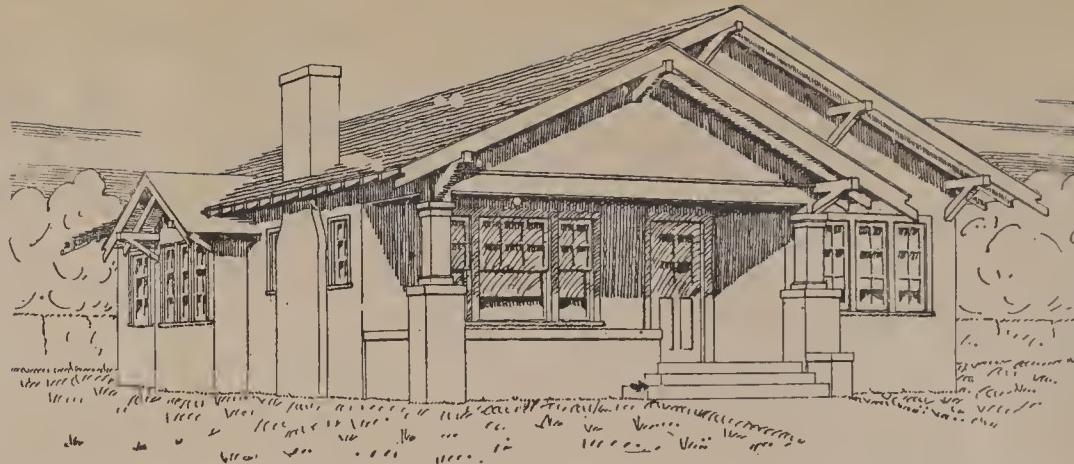
THIS BUNGALOW
PLAN TO BUILD FOR
ABOUT \$2,200.

The bungalow shown here departs in plan from the ordinary and offers a home suggestion to many favoring this type of dwelling will certainly meet with favor.

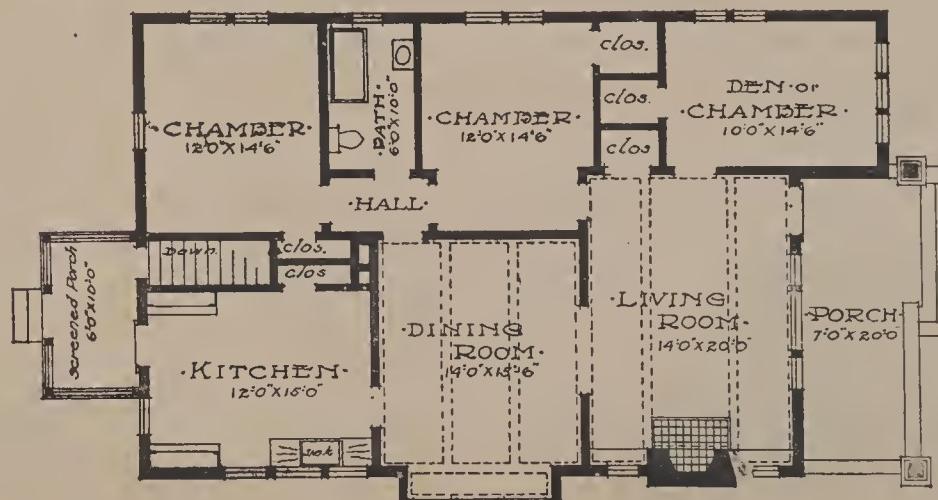
It is 32 feet by 52 feet in size one story in height and has six rooms and bath. At the estimated cost it is to be of frame construction. The living room and dining room are shown with beamed ceiling which if used would make a very pretty effect. Then to those wanting more than one general room the den or library to right of living room will be an interesting feature.

Every bit of space is utilized, the room arrangement is well planned, communication to and from the various rooms is to be had with the utmost convenience and in short, the whole interior design is exceptionally complete and attractive. The exterior, with its low compact effect, large semi-recessed porch, outside cement or stone chimney, and simplicity of detail, gives a very "homey" and inviting appearance.

Further information bearing on lighting, heating, plumbing, interior finishing, and for other construction than given here will be found on introductory page of estimates.



- Design #182 -



- FLOOR PLAN -

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S. H. Drown.	3
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Erie Gas Mantle Manufacturing Co.	35
Erie Landry Co.	27
Erie Lighting Co.	9
Erie Mantel & Tile Co.	26
Erie Trust Co.	25
Erie Window Glass Co.	6
Chas. H. Fry Construction Co.	36
Garvin Electric Co.	7
Gately, Fitzgerald & Co.	24
Wm. Hagenlocher & Co.	1
Hays Manufacturing Co.	19
Hayes Wall Paper & Decorating Co.	8
Kraus Department Store.	10
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Murphy Brothers.	18
Patterson & Stirling.	15
Pratt, The Furniture Mau.	22
Alfonso Sagamoso.	37
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The Erie Dispatch.	38
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James D. Walker.	11



Madam:

Don't Stoop

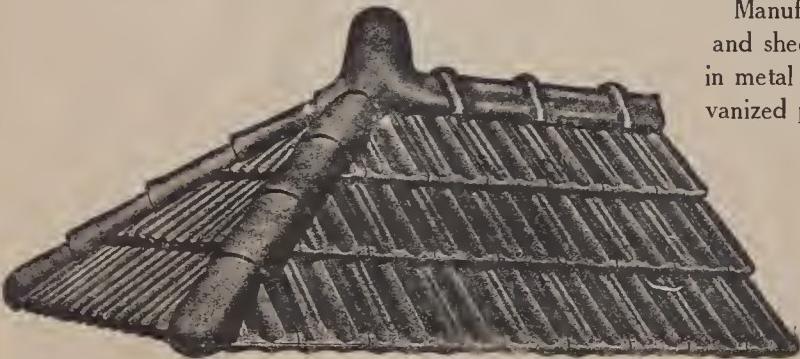
Use a

Garland Gas Range

You cook, bake, broil while standing in upright position. A good baker, economical, and labor saver. Everything will bake evenly on top, sides and bottom in the Garland ventilated oven. See our display of these ranges.

MURPHY BROTHERS, 22 North Park Row

Metal Roofs



Slate Roofs

Manufacturers of copper and sheet metal work. Art in metal ceiling work. Galvanized pipes, eave troughs, gutters, steel roofing and siding. Job work, all kinds. Estimates given on contract work.

Tile Roofs

The wall of your rooms will be made beautiful and sanitary with Sherwin-Williams Flat Tone. They clean with soap and water and are pure and durable.

For the porch chairs; for the window screens; for the bath

MURPHY BROTHERS, 22 North Park Row

SWP



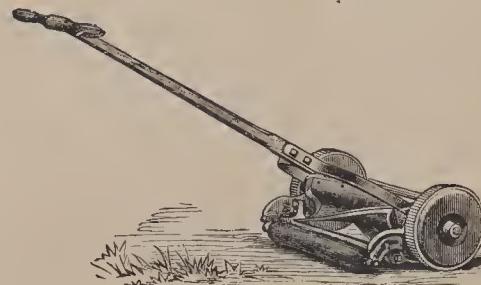
room; for the floors; for the house.

Varnishes for every work.

They will stand service and exposure to rain, sun, heat and cold. You will be surprised at our stock of panels.

MURPHY BROS., 22 N. Park Row

Over a Million Pennsylvania Quality Lawn Mowers



have been sold—ask those in Erie that are using them. All blades are crucible tool steel, oil hardened and water tempered; self-sharpening. Prices right. Sold only by

MURPHY BROS., 22 N. Park Row

Desirable Homes Plan No. 18

AN ATTRACTIVE
PLAN IN BRICK FOR
\$3,500.

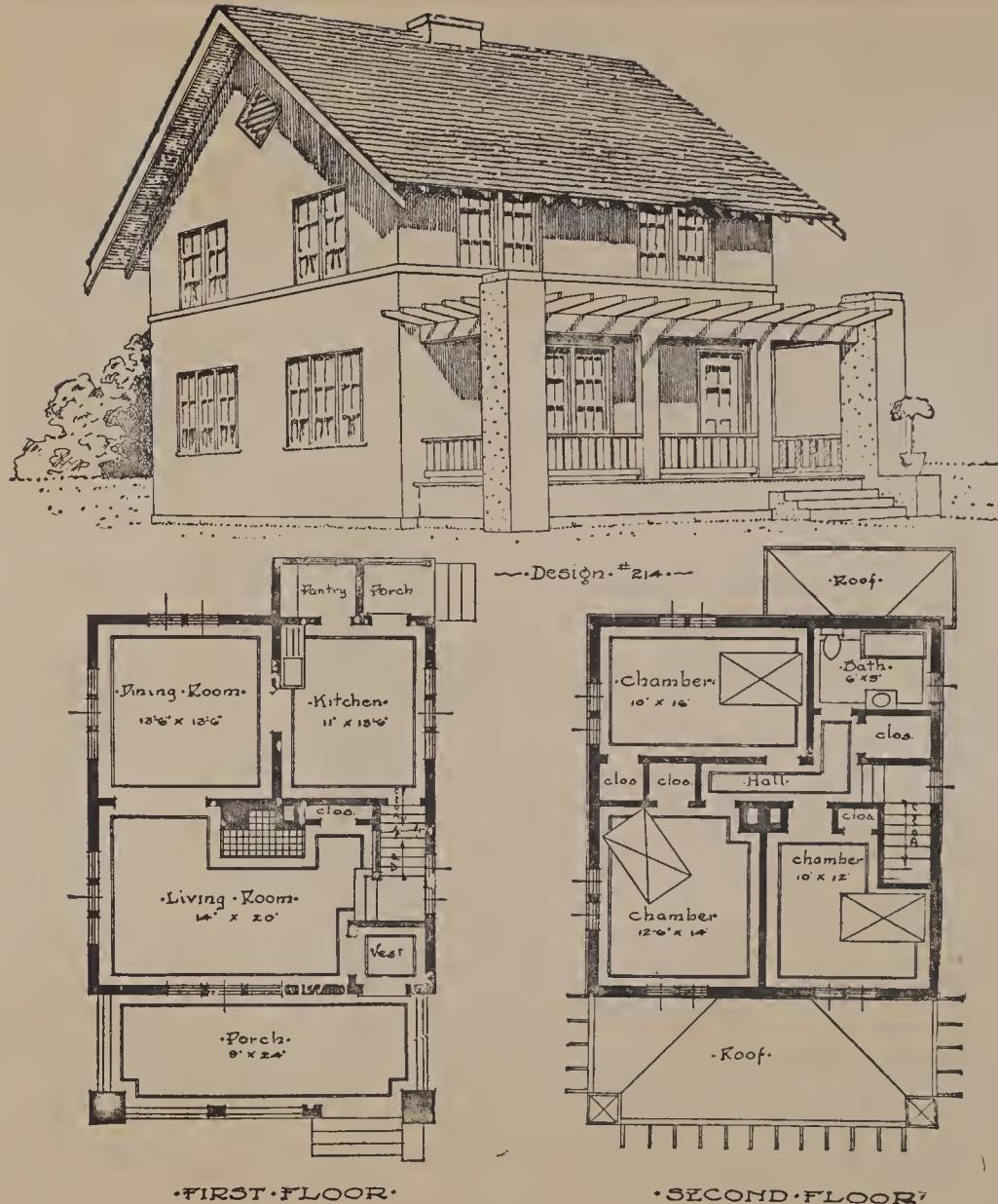
This plan is adaptable for building in any material but would be especially attractive in brick construction, pressed brick exterior and with tile roof. The estimated cost for building in this material would be about \$3,500.

The plan is in size 27 feet by 30 feet. There are six rooms and bath room, three rooms to a floor.

First entrance is to vestibule which opens to side to the living room, of good dimensions. Next is the dining room with the kitchen to the right. There is a conveniently arranged pantry and semi-enclosed porch to the rear. An open stairway from living room leads to upper floor having three large bed rooms and bath.

Good lighting, compact arrangement, and simple detail of plan are evident features of note in the interior, while the plain square lines of the exterior make for a modest elegance that will merit the favor of many. The front porch with heavy pillars and pergola effect is an attractive feature.

Further information bearing on lighting, heating, plumbing, interior finishing and for other construction than given here will be found on introductory page of estimates.



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Edison Construction & Supply Department34
Edwards Gas-Electric Fixture Co.	4
Erie County Milk Association.	..20
Erie Gas Mantle Manufacturing Co.35
Erie Laundry Co.27
Erie Lighting Co.9
Erie Mantel & Tile Co.26
Erie Trust Co.25
Erie Window Glass Co.6
Chas. H. Fry Construction Co.	..36
Garvin Electric Co.7
Gately, Fitzgerald & Co.24
Wm. Hagenlocher & Co.1
Hays Manufacturing Co.19
Hayes Wall Paper & Decorating Co.8
Kraus Department Store.10
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Massassauga Spring Water.23
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Patterson & Stirling.15
Pratt, The Furniture Man.22
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Scobell & Winston.14
J. F. Siegel Coal Co.2
Star Electrical Co.13
The Erie Dispatch.38
The Peoples Bank.12
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James D. Walker.11

From Start to Finish--

The Complete Line of Plumbing Brass Goods of Merit

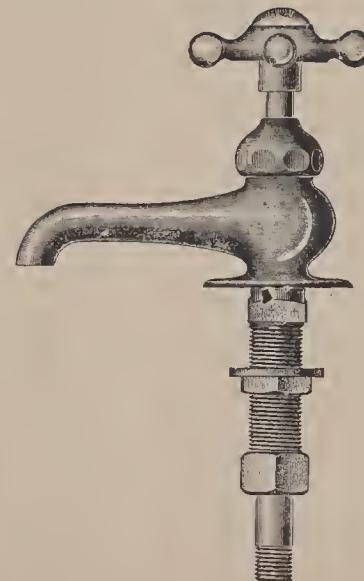
“It Pays to Install the Products of Hays”

It is of utmost importance to you to insist on HAYS Brass Goods being used in the roughing in your plumbing job---Being MADE RIGHT they will be found to give BEST SERVICE

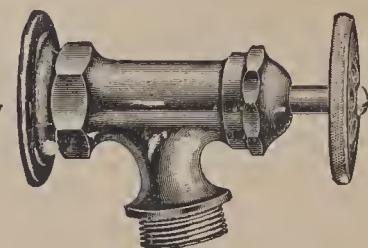
“HAYSCO”
COM-
PRESSION
STOP AND
WASTE
COCK



“ARISTO”
QUICK
OPENING
BASIN
COCK



SHORT
ANGLE
PATTERN
SILL
COCK



HAYS MANUFACTURING CO., *Established 1869*

ERIE, PA.

Desirable Homes Plan No. 19

A SUGGESTION IN \$2,400 TO BUILD CALIFORNIA MISSION

Some houses, like some people, gain favor and charm, with acquaintance. In this class we consider this design.

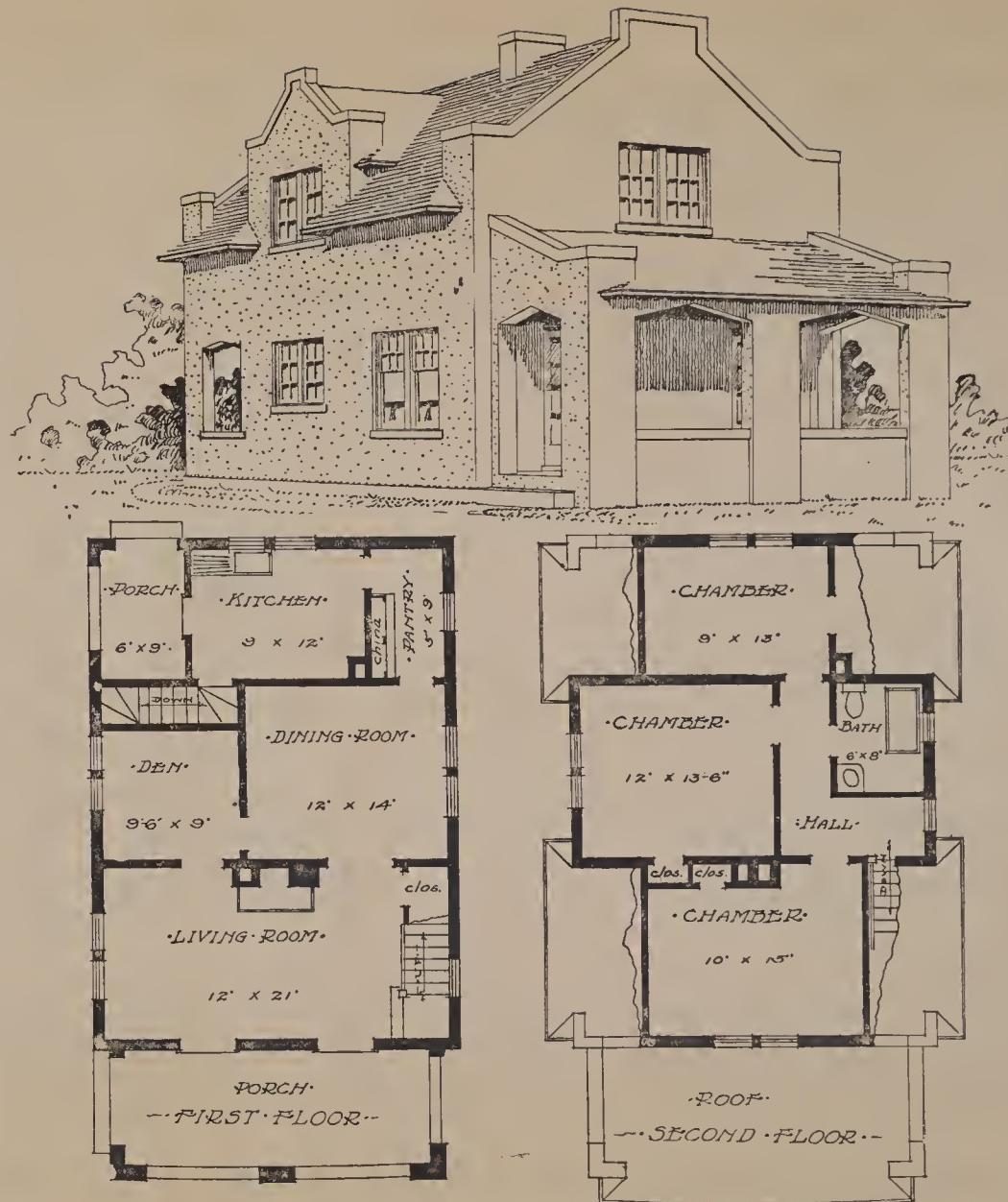
The type represented is California Mission, admittedly striking at first glance and certainly charming when it is studied.

In frame, stucco finished on metal lath, it should be built for about \$2400.00. In size it is 24 feet by 35 feet, in height, one story and a half and has seven rooms and bath.

The first floor plan consists of four rooms; a large living room, well arranged dining room, pantry and kitchen and a cozy den. Upper floor is approached by open stairway from living room while cellar entrance is from kitchen. On the upper floor are three bed rooms, hall and bath room.

The old Spanish mission idea is well carried out in the exterior appearance, the massive, severe lines, giving an air of solidity and permanence, and the whole imparting a quiet dignity and grace that is unique and pleasing.

For information bearing on lighting, heating, plumbing, interior finish, and building cost for other material than given here, see introductory page of estimates.



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Erie Trust Co.	25
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THE OTHER FELLOWS WILL BUILD OR FURNISH YOUR HOME

WE WILL BUILD YOUR HEALTH

and good health is the main item after all. Protect and promote your health and that of every member of your family by getting your milk supply from a concern that takes every precaution to safeguard it in every way. Pure milk will do more to make you healthy; to make the children sturdy than anything else on your table.

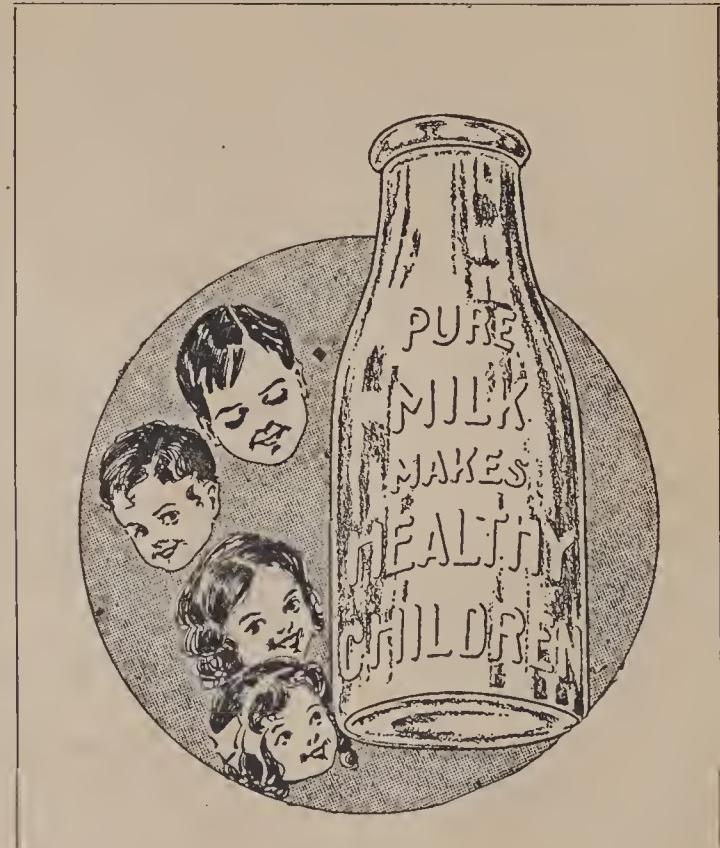
All E. C. M. A. Products

ARE PURE AND COME FROM CLEAN, CONTENTED COWS

Ours is the largest and best equipped concern of its kind in Northwestern Pennsylvania. It has been pronounced by authorities a model of cleanliness and efficiency. More than forty delivery wagons at your service to bring you the highest quality of milk, cream, or frozen desserts.

When you want ice cream, brick or bulk, phone us.

We make a specialty of individual, party and banquet orders.



Erie County Milk Association

WE ARE A HOME CONCERN

Both Telephones

Twenty-first and State

Desirable Homes Plan No. 20

WELL SET UP SEVEN
ROOM HOUSE FOR
\$3,000.

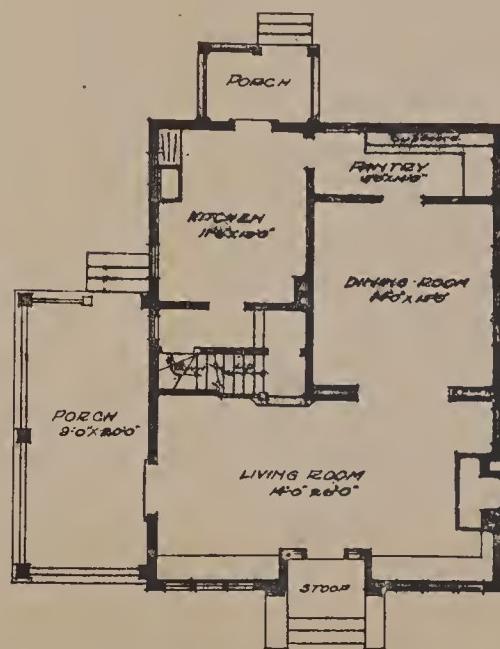
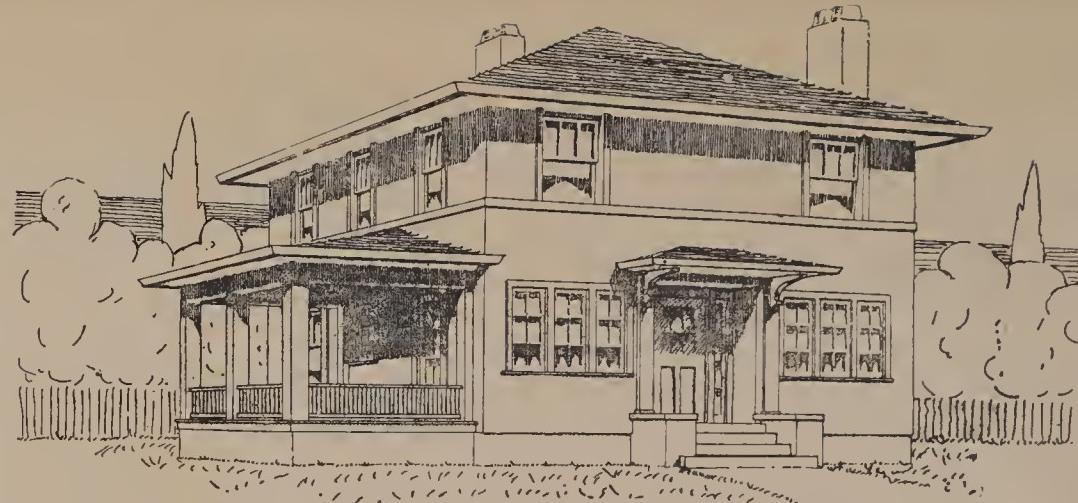
This design for a seven-room house should be built in frame for about \$3,000. It is 27 feet by 37 feet in size and full two stories in height.

The first floor is featured by a large living room extremely well lighted and extending the width of the house. This room opens to a good-sized dining room, and this through pantry connecting with the kitchen. The design shows window seats in living room under window banks and around to fireplace, while built-in cupboards are planned for pantry.

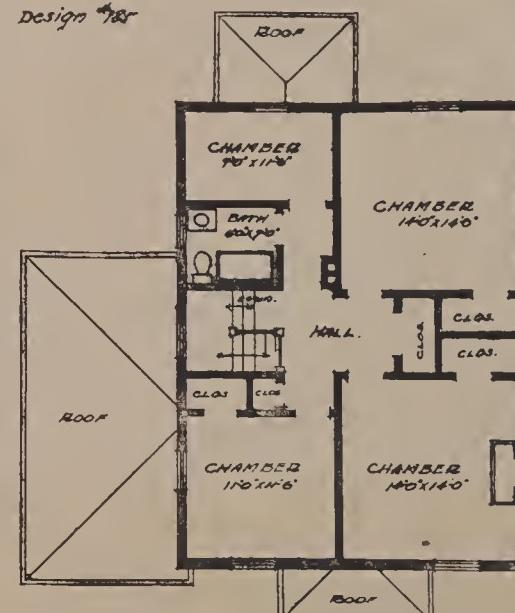
An open stairway to the upstairs leads from the living room and also through rear hall from kitchen. This hall also leads to cellar stairway. On the upper floor are four bed rooms abundantly supplied with closets, and the bath room. The plan arrangement is convenient and compact.

Exterior features of note are the novel stoop entrance to front with bank of three windows to each side; the large porch at the left of house, an appealing feature to many people who will consider such an arrangement giving more privacy and exclusiveness for use by the family.

See introductory page of estimates for further building information.



—FIRST FLOOR—



—SECOND FLOOR—

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We Do Perfect Cleaning for Particular People

There are cleaners and cleaners, many of them not worthy of the name. They are careless and are not to be trusted with delicate fabrics. We are not that kind.

WE TAKE PRIDE IN OUR WORK AND EVERY ARTICLE IS IN PERFECT CONDITION BEFORE IT LEAVES OUR SHOP

We have cleaned costly gowns and the most delicate lingerie for many of the most particular women in the city. They know we clean perfectly the most dainty garments; that our work is always careful, thorough and entirely satisfactory. Our prices are always reasonable and our delivery service dependable.

OF COURSE WE CLEAN AND PRESS MEN'S GARMENTS

We make garments, suits and topcoats that are apparently hopelessly soiled and stained clean and spotless as when new. Our service is quick and satisfactory and our charge is moderate.

Our method of Dyeing does not shrink garments.

Just call on either phone. We call for and deliver promptly.

LAWRENCE CLEANING AND DYEING COMPANY

MUTUL 353

402 WEST THIRD STREET

BELL 1296-R

Desirable Homes

Plan No. 21

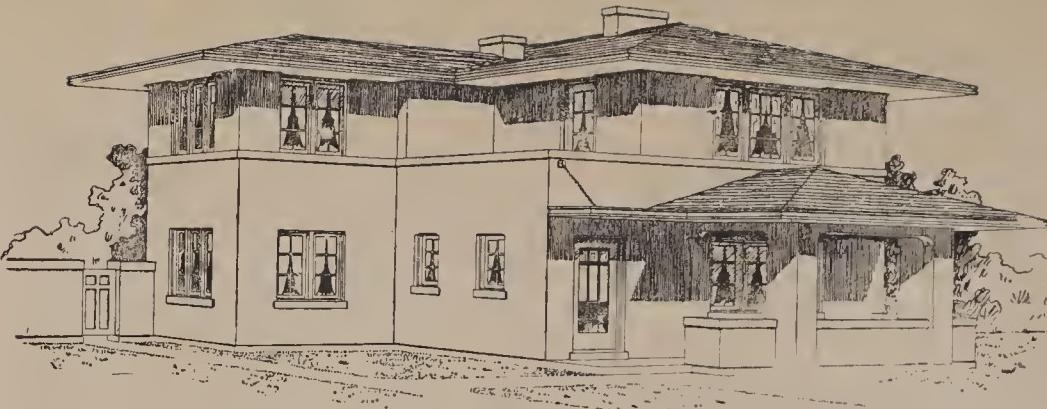
AN OUT OF THE ORDINARY HOME DESIGN TO COST \$3,500.

Here is a design that in exterior appearance is made especially attractive by several out of the ordinary features. For instance, note that the front porch proper does not extend over front entrance way, but is set to the side, and that entrance is covered by canopy. Also note the balcony on upper floor at the left, the low set roof, and wide cornices, all admittedly features that mark the plan as out of the usual run.

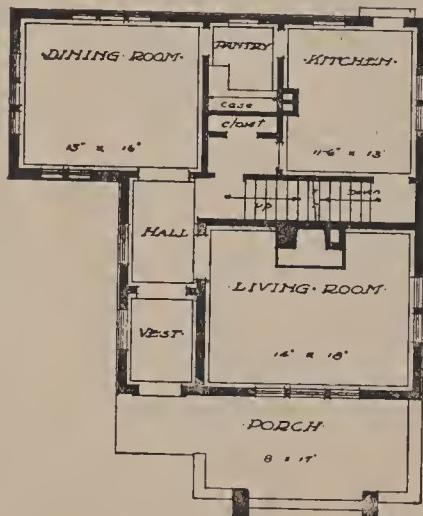
The interior while presenting no extraordinary features is thoroughly modern in arrangement and will have the approval of many prospective builders. One feature that is worthy of note is that the hall connects with all first floor rooms.

In size this house is 28 feet by 32 feet, and has six rooms and bath. The estimated building cost is \$3500.00, and is based on frame construction with weatherboarding, or stucco on metal lath, for exterior.

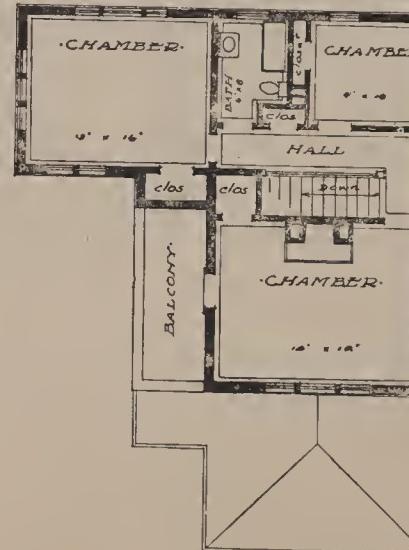
For information bearing on lighting, heating, plumbing, interior finishing and other construction than given here, see introductory page of estimates.



DESIGN 254.



FIRST FLOOR.



SECOND FLOOR.

Home Builders' Directory

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Downing & Downing.	33
S. H. Drown.	3
Edison Construction & Supply Department.	34
Edwards Gas-Electric Fixture Co.	4
Erie County Milk Association.	20
Erie Gas Mantle Manufacturing Co.	35
Erie Laundry Co.	27
Erie Lighting Co.	9
Erie Mantel & Tile Co.	26
Erie Trust Co.	25
Erie Window Glass Co.	6
Chas. H. Fry Construction Co.	36
Garvin Electric Co.	7
Gately, Fitzgerald & Co.	24
Wm. Hagenlocher & Co.	1
Hays Manufacturing Co.	19
Hayes Wall Paper & Decorating Co.	8
Kraus Department Store.	10
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Massasauga Spring Water.	23
Murphy Brothers.	18
Patterson & Stirling.	15
Pratt, The Furniture Man.	22
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J. F. Siegel Coal Co.	2
Star Electrical Co.	13
The Erie Dispatch.	38
The Peoples Bank.	12
The Russell Co.	16
James D. Walker.	11

THE STORE THAT CUTS YOUR EXPENSES AND SAVES CASH
FOR YOU, SHOULD BE YOUR TRADING PLACE. *THIS IS IT.*



We want to deliver a Bed Davenport to your home. A couch in the day, a bed at night; a rent saver the year round. It saves renting and heating extra rooms. A beautiful piece of furniture for the home; price \$19.00 to \$65.00.

This is the store that furnishes the home complete. No sale too large or too small to have our very best attention.
Once a customer always a customer here. The home of good goods at right prices.

Plain Figure Prices. CASH or CREDIT.

We Will Do Your Packing and Shipping.

THE BIG STORE AND LARGE STOCK OUT OF THE HIGH RENT DISTRICT

PRATT, The Furniture Man 17th and State Streets, Erie, Penn'a

Desirable Homes Plan No. 22

A DOUBLE HOUSE TO BUILD FOR \$4,500.

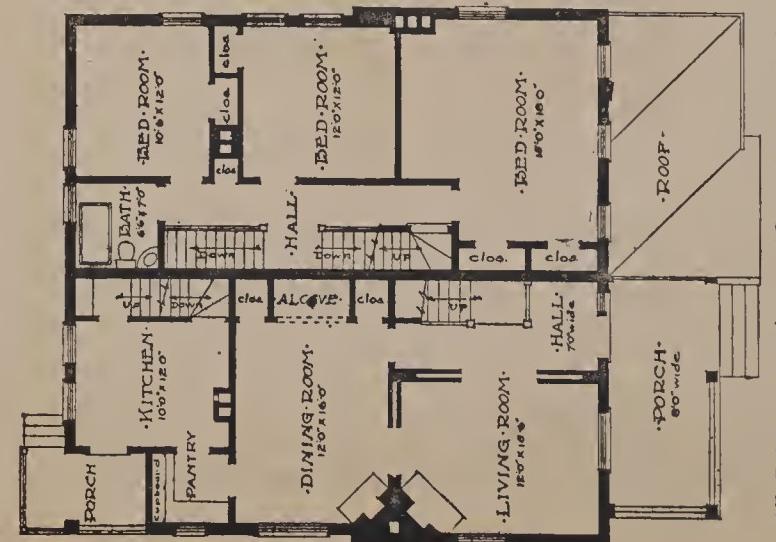
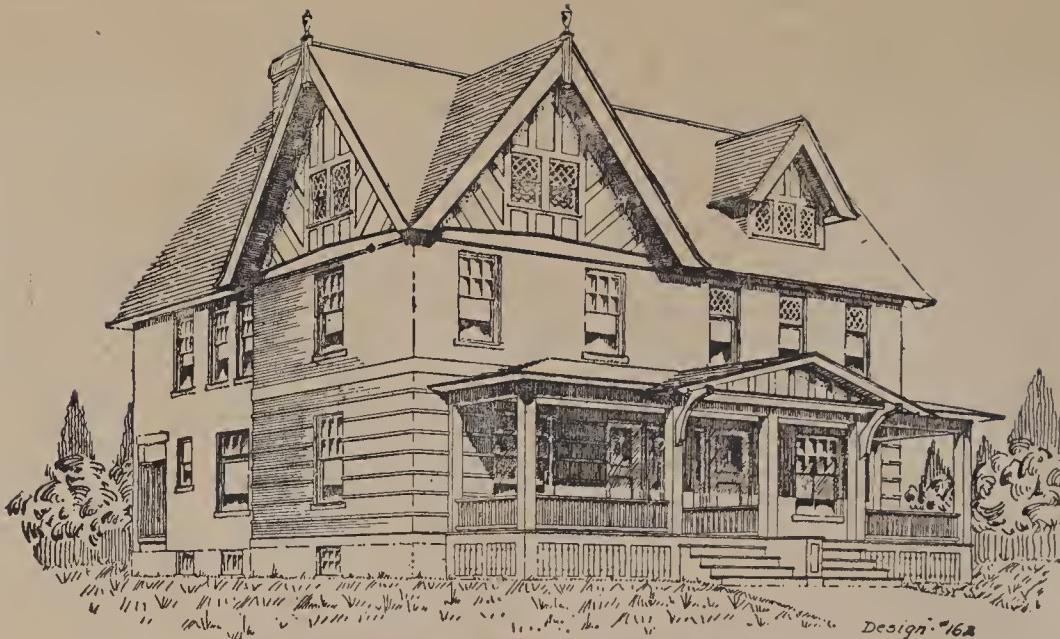
This double house design favors the English in architecture. Finished in brick veneer and with gables in stucco and half timber effect it would make a very attractive appearance and would cost approximately about \$4500.00.

It is full two stories in height and in size is 42 feet by 43 feet. It has six rooms and bath to a side.

The exterior plan while possessing no especially striking features is modern and attractive. All rooms are good size, well lighted and so placed as to make for convenience. All space is utilized to good advantage.

In short, it is a very desirable double house plan, would make a home that any one could be proud of, and as a renting property would be first class.

As each side of house is a duplicate of the other in floor plan arrangement, except for being reversed, it is only necessary that we show a floor of each side; the left side lower floor and right side upper floor. Further information bearing on lighting, heating, plumbing, interior finishing and other construction than given here will be found on introductory page of estimates.



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LEGEND AND HISTORY OF MASSASSAUGA SPRING

During the early French and English wars for possession of America, and later on during the Revolutionary war, the Iroquois Indians, known as the powerful Five Nations, inhabited the Central and Northern portions of Pennsylvania State. The tribe called the Massassauga occupied the territory now known as Crawford and Mercer.

It was at this spring one of the Iroquois Indians, while on a hunting expedition, met and vanquished a Massassauga Indian.

Greatly exhausted and famishing with thirst, Midjekewis sought this spring and drank thereat, giving thanks to Unktahhee, the god of water, for the cool and refreshing draught, and he named it Massassauga Spring in honor of his victory.

The red men have vanished, generations have passed, but the spring remains and its sparkling flow continues unceasingly. Some years ago the water was analyzed by an expert chemist and was found to be the purest.

In answer to questions sometimes asked regarding the Massassauga Springs, we say: "These springs are located at a point one mile west of the city of Erie upon a tract of two hundred acres and are remote from any buildings."

The flow of water from the Massassauga exceeds one hundred thousand gallons each twenty-four hours and is unvarying in quantity and quality throughout the year.

I have given the subject of springs and spring water exhaustive study during many years of careful observation. Among other results I have found that water from springs in mountainous districts, because of the accompanying rock formation, is always undesirable and unreliable.

The reason is not hard to find. Water from the rock formation of mountainous districts is discharged from fissures and finds its way from the surface of this mountain to the spring level through similar openings. Springs so located are often irregular in volume of flow and are of uncertain quality, as surface water, though perhaps remote, finds its way down through such fissures to the point of outflow and without passing through material which would properly filter it, such as we find out near Glenwood park.

In brief, all spring water, originally from the clouds, contaminated by its contact with earth, may again be purified if passed through strata of the proper character.

The Massassauga Spring flows from a bluff terminating an elevated plateau, the whole formation for miles being gray or white sand and fine sand stone gravel, and this water filters through great depths of this material. In obtaining its liberty it continually tosses this sand through which it is forced by an internal pressure.

This spring is comparatively elevated and the surplus

water is a delight to the eye in its swift course. The quality of this water is, I believe, unsurpassed for it produces no tendency to flatulence in the most sensitive stomach, even when drunk in excessive quantities.

Filtered water is not pure water, for there are poisons in solution in water that filtering will not remove. Distilled water is not fit for man to drink, as there are minerals in solution in water that are necessary for animal life and growth, but distilling removes them. The water from mineral springs is very useful in the treatment of many diseases. When we drink that water we get our medicine in homopathic doses. But the dose is just right. There is nothing new under the sun; man will do as they did in ancient Rome, Greece, Egypt; drink what is pure, and not waters like Lake Erie, with sewers running in from Detroit, Toledo, Sandusky, Cleveland and all other cities. Even ex-President Roosevelt advises the cities to keep out the sewage.

Avoid typhoid fever by drinking pure water. Germs are hard to find by analysis. Laws & Andrews, the famous London chemists, say that any body of water open to contamination like Lake Erie is subject to typhoid fever germs, but they are very hard to find.

In demonstration of this fact these eminent chemists analyzed the water into which the entire sewage of the city of London empties and at time when there were 2,000 cases of typhoid fever in the city, and were unable to find any trace of the fever germs, which must have been there. Then, to further illustrate the difficulty in finding these germs, the sewage from the typhoid ward of the Eastern hospital, where there were 40 patients down with the disease, was analyzed and only two of the many samples taken showed any traces of these dangerous germs, yet this sewage must have been teeming with them.

The statement of Laws & Andrews that these germs are difficult to find by the most careful analysis has been universally accepted by all eminent chemists and scientists. About 875 cases of typhoid fever in Erie in three months drinking Lake Erie sewer water.

What water do you drink?

If it is lake water, give it up as a beverage and drink Massassauga Mineral Water. It is pure, healthful and by all odds the cheapest health policy you can buy.

Boiled water absorbs rather than supplies the necessary salts of the human system.

Boiled water kills all the microbes but one and that one lives on the rest.

Twenty-five cents per case, 6 half-gallon, 100 per cent. pure.

From Massassauga Spring near Erie, Penn'a SANITARY ANALYSIS OF WATER

Taste	none
Odor	none
Color (Platinum scale)	none
Sediment (quickly falling)	none
Turbidity (per clay standard)002
Free Ammonia010
Albuminoid Ammonia010
Chlorine in Chlorides	4.5
Nitrogen in Nitrates8
Nitrogen in Nitrites	none
Oxygen required to oxidize organic matter at 212 degrees Fahrenheit	25
Hardness (as parts of Ca. Co. 3) soap test	55
Alkalinity (as parts of Ca. Co. 3)	155
Total solids	none
Bacteria per cubic centimeter	none
Bacillus coli communis	none

REMARKS: This water is remarkable for its purity, being entirely free from Bacteria. It is therefore a first-class table water.

P. T. BURNS,
Massassauga Chemist.

Mineral Analysis of Massassauga Water ANALYSIS

Silica	0.716 grains U. S. Gal.
Iron Carbonate	0.122 "
Alumina	0.036 "
Potassium Sulphate	3.868 "
Calcium Sulphate	0.341 "
Magnesium Carbonate	1.337 "
Sodium Chloride	1.297 "
Organic matter	none

Total Solids

7.707

REMARKS: This water is remarkable for its purity, being entirely free from organic matter. It is, therefore, a first-class table water.

P. T. BURNS,
Massassauga Chemist.

The Massassauga Mineral Water has for the third time rebuilt their spring house and is today one of the finest equipped spring houses in America, the entire equipment costing about \$9,000. Their motto is not how cheap and dirty they can get out water, but how reasonable and sanitary.

MASSASSAUGA SPRING WATER, FRED S. WOLFF, Prop.

TWENTY-FIVE CENTS PER CASE

Mutual Phone 1049

Bell Phone 1511-R

Desirable Homes

Plan No. 23

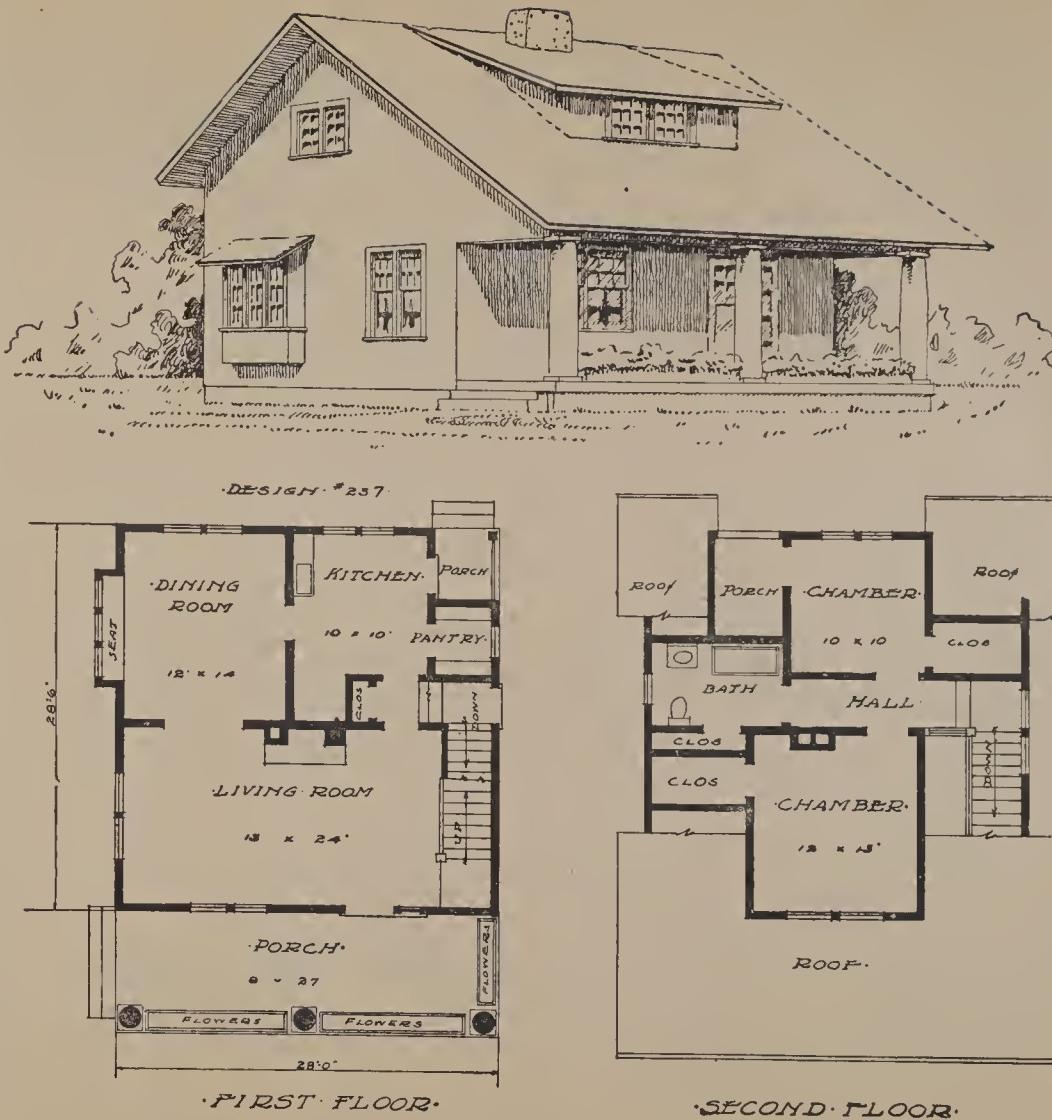
\$2,500 TO BUILD THIS
5-ROOM BUNGALOW

This design for a small compact bungalow should be built in frame for about \$2500.00. It is but 28 feet by 28 feet in size, is a story and a half in height and has five rooms and bath. In style it is along the usual bungalow lines but is so closely set up that it could be built on a comparatively narrow, shallow lot. The first floor has three rooms, the living room extending the width of the house. An open stairway leads from this room to the upper floor which has two bed rooms, bath room and also a feature that will appeal to many, an outside sleeping porch.

All rooms are well arranged and are of good size. Ease of access from one room to another and to all parts of the house is a feature that will be noted on perusal of the floor plans and marks this design, to those wanting a small home of this type, as a good building plan.

The front slope of roof longer than rear, as it extends to eaves or porch, gives an unique effect and adds, in our opinion, to the attractiveness of the design.

For information bearing on lighting, heating, plumbing, etc. and estimates for other material than given here, see introductory page of estimates.



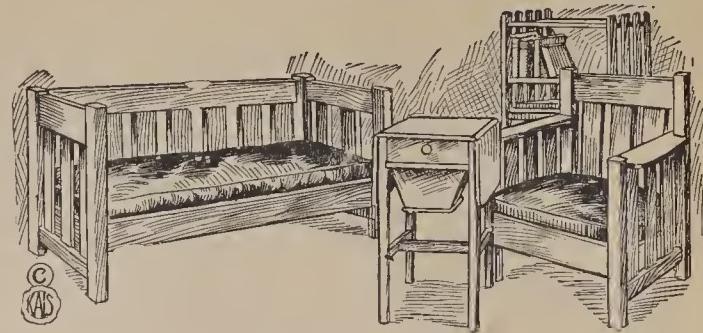
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You Don't Need
Cash
at
Gately, Fitzgerald &
Company
Your Credit Is Good



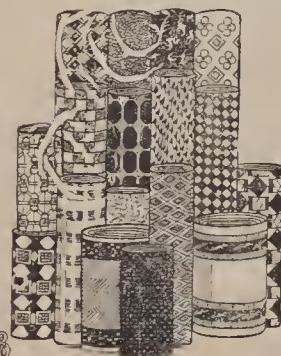
Clothes For Men and Women

Our clothing department is always stocked with the newest styles and best materials. Buying for 76 stores we get the best price so can afford to sell for less and **GIVE YOU LIBERAL CREDIT TERMS**

Suits and Coats for men.
Dresses, Coats, Suits for women.
Prices range from \$5.98 to \$40.00.

Boys' Clothes

We carry a complete stock
\$1.98 to \$10.00.



We'll Furnish Your Home from Cellar to Garret and Save Money for You

With our tremendous buying capacity—we are one of a chain of 76 stores—we obtain the very lowest prices. This combined with our location in our own building, small taxes—no rent—enables us to sell the same merchandise for less and to give the most liberal credit terms. We have an immense stock of the best quality of

**FURNITURE, CARPETS, RUGS, LINOLEUM, JEWELRY,
PORCH AND LAWN SWINGS, COAL AND GAS STOVES**

Whatever your needs may be depend upon Gately's for what is needed and you are sure to be satisfied.

When G. F. & Co. say it's leather, IT IS LEATHER.

When G. F. & Co. say it's quartered oak, IT IS QUARTERED OAK.

Gately, Fitzgerald & Co.

The Store Around the Corner.

Between State and Peach.

11 to 19 West Eleventh Street

Hoosier Kitchen Cabinets

We are the exclusive agents in Erie for the Hoosier. This Kitchen Cabinet is the most convenient and roomy step-saver you'll ever find. It will save you miles of steps every week—everything is so arranged that you can sit while working.

\$1.00 Puts the Hoosier in Your Home.
\$1.00 weekly pays for it.
The low cash price fixed by the factory prevails strictly.

The sale is under direct supervision of the Hoosier company.

Your money back if you are not delighted with your Hoosier.
No interest. No extra fees.



Desirable Homes Plan No. 24

A DUTCH COLONIAL HOME—\$3,000 TO BUILD.

The Dutch Colonial idea in home architecture had its origin as the name suggests, with the Dutch who came to the new world and founded New Amsterdam, now New York.

For many years houses of this type were almost entirely confined to that locality. Such a pretty type of architecture could not long be overlooked by home builders in other parts of the country and today Dutch Colonial homes are everywhere.

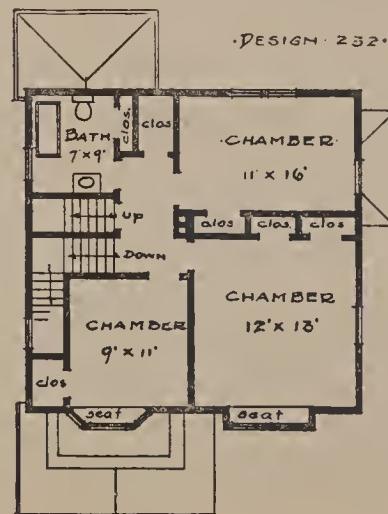
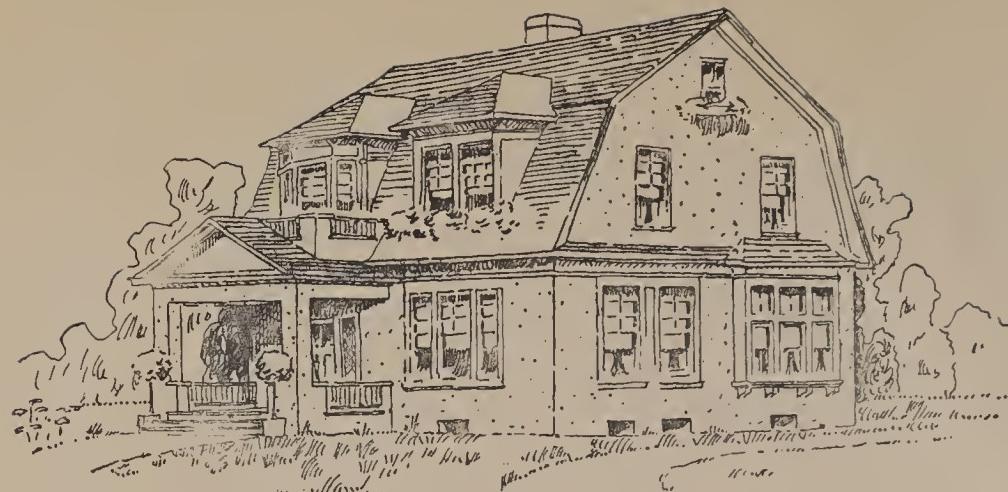
The plan shown here may be considered typical in attractiveness and arrangements. It is for seven rooms and bath and in size is 31 by 28 feet. The cost estimate of \$3000.00 is based on hollow tile construction stucco finished.

From the front porch one enters to a good sized reception hall from which to the left is open stairway to upper floor.

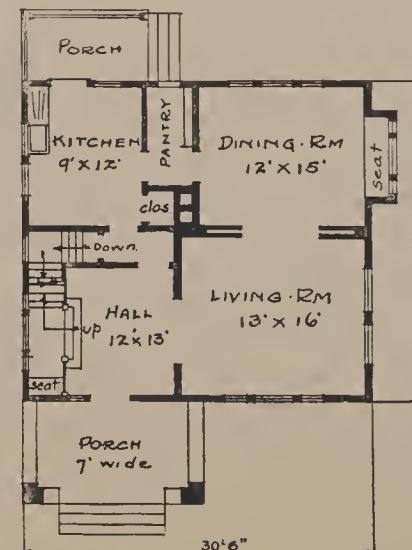
From this hall also is direct connection with the kitchen. The living room is to right of hall with the dining room to rear.

The kitchen with pantry well located between it and dining room completes lower floor plan. On the upper floor are three bed rooms well supplied with closets and the bath room.

For information bearing on lighting, heating, plumbing, etc., and for other construction, see introductory page for estimates.



SECOND FLOOR.



FIRST FLOOR.

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CONFIDENCE

THREE could be no better proof of the confidence of the people in this bank than the fact that ever since its organization nearly half a century ago it has been favored by the patronage of a constantly increasing number of customers. *It has the largest deposits of any Erie bank.* Whether you bring little or much, you are equally welcome.

4%

INTEREST ON SAVINGS

Erie Trust Company

Opposite Postoffice

Capital \$300,000.00

Surplus \$300,000.00

Desirable Homes

Plan No. 25

AN 8-ROOM BRICK HOUSE AT \$4,000.

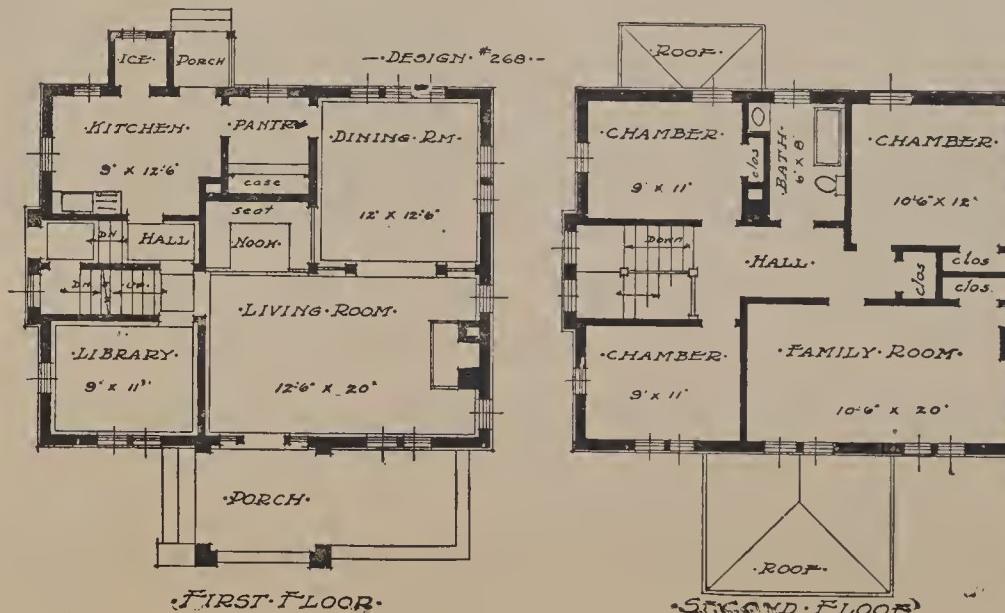
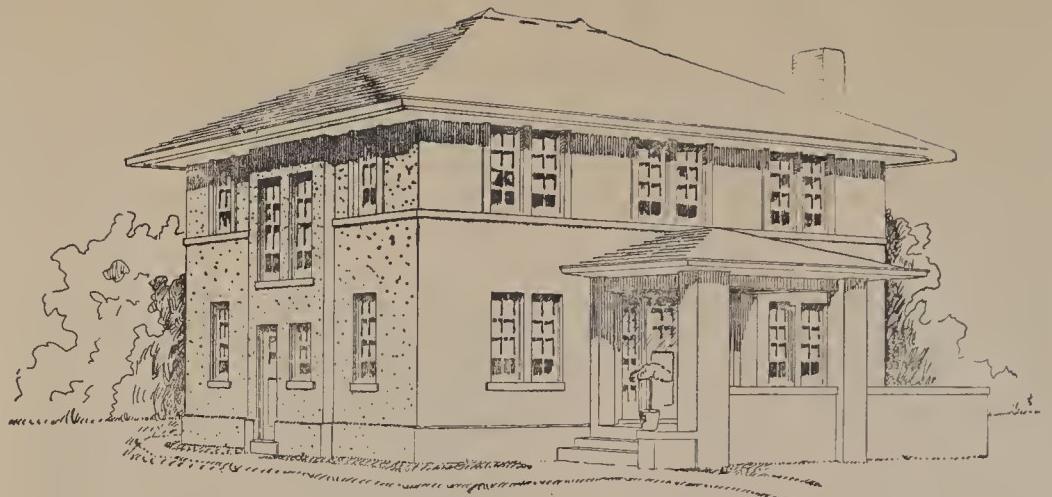
Here is an eight-room plan to build in brick or concrete at an estimated cost of \$4000.00. The size of house is 33 feet 6 inches by 27 feet. It is full two stories in height.

The room arrangement of the first floor departs from the ordinary and will meet with favor from many prospective builders desiring to build a home of this size and type.

Among the attractive features of this floor are the cozy nook in living room, and the library or den with entrance so placed that it gives a certain degree of privacy yet without sacrificing ready access to all parts of the lower floor. The dining room, pantry and kitchen arrangement is noteworthy. Other features are in the location of stairway to upper floor and basement giving access from front or rear of house. Also the outside entrance to side. The upper floor has four rooms and bath.

The hip roof, wide cornice, and the plain heavy pillared porch and terrace set off the exterior to advantage.

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ERIE MANTEL & TILE CO.

Mantels, Tiles, Grates, and Fire Place Trimmings
JOBBERS **RETAILERS** **CONTRACTORS**

Mutual 1220,

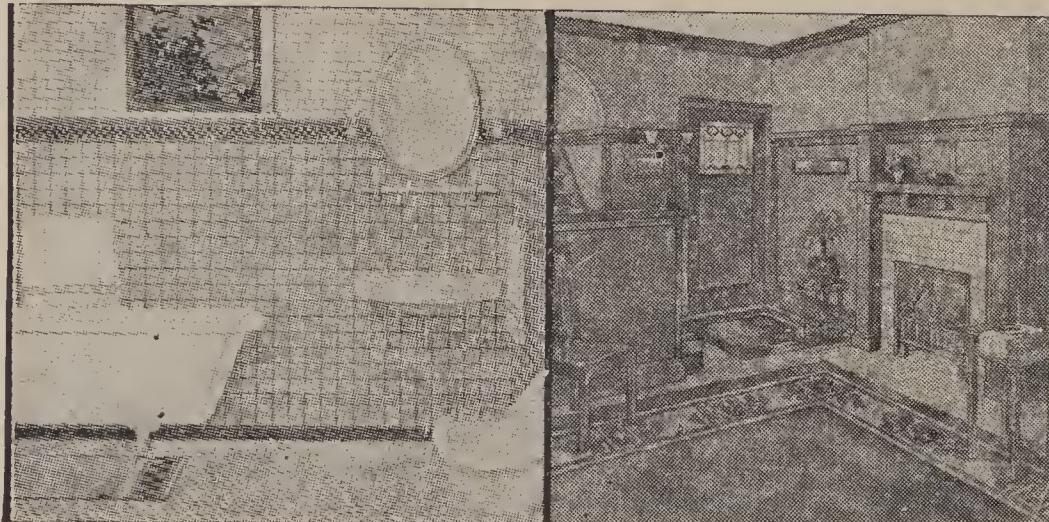
1301 STATE STREET, South East Corner

Mosaic
Encaustic
Enamel
TILE

For All Purposes.

We make a specialty
of and are experts in
construction of all kinds
of Tile Mantels, Tile
Floors, Tile Walls and
interior Marble Work.

GAS GRATES.
COAL GRATES.
GAS LOGS.
BASKETS.
GAS FUEL.



We Are Local Representative for the
FAMOUS SANOLA BATHROOM FIXTURES

We carry the largest and most complete stock of cabinet mantels in this vicinity.
We have on display dozens of different styles for you to select from.
We invite your inspection in our Display Room, 1301 State Street.

ERIE MANTEL & TILE CO.

Grates
Fire Places
Trimmings

For reference see the
mantels and tile work in
Erie's most modern
homes and mercantile
buildings. We have done
the mantel and tile work
in the majority of the
city's most beautiful
buildings.

SOLE AGENTS IN
ERIE FOR THE
FAMOUS TAYLOR
BURNER.

—
QUARRIES AND
INTERIOR MARBLE.

Desirable Homes Plan No. 26

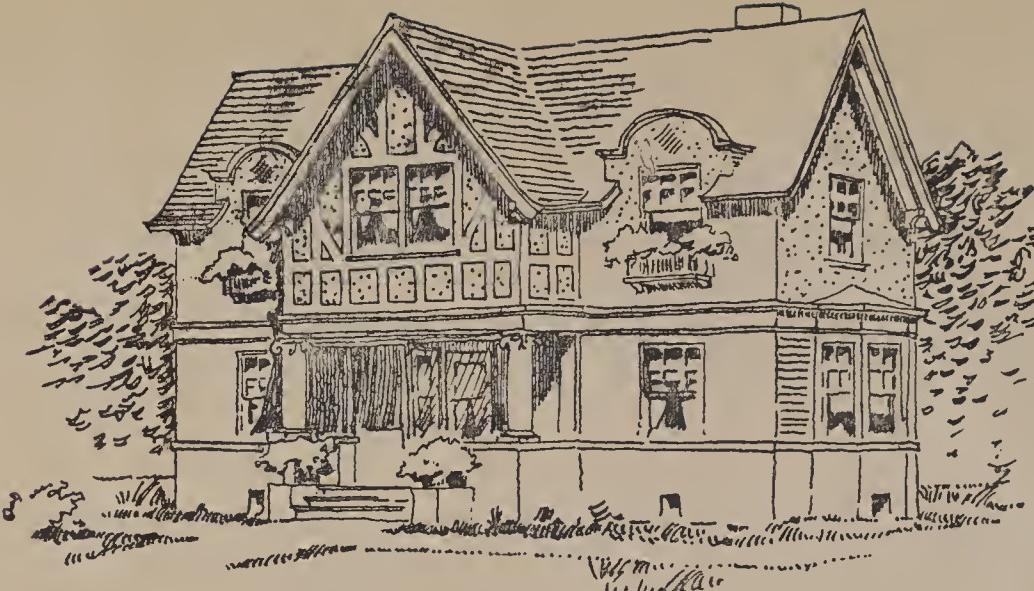
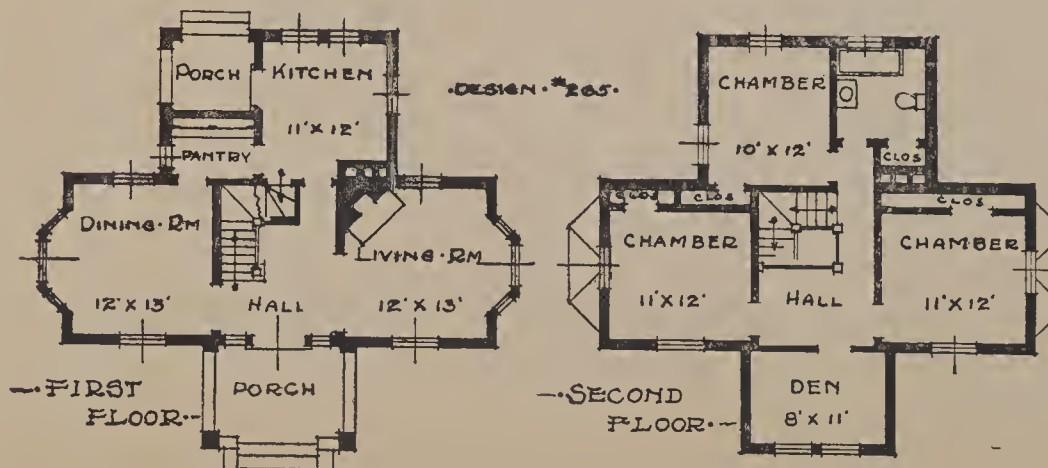
A SEVEN-ROOM, TWO-STORY HOUSE
TO BUILD FOR \$3,000.

This design is for a home of seven rooms and bath. It is full two stories in height and the main part of house is 40 feet by 26 feet. In frame it should be built for about \$3,000.00. The exterior would be very attractive if first story exterior be finished in lap siding and upper story in stucco. From the large semi-recess front porch entrance is made to center reception hall of good size, opening to the left to dining room, to the right to living room and going back to kitchen entrance. An open stairway to upper floor is located in hall. The arrangement of dining room, pantry and kitchen is well planned and the enclosed rear porch is a feature.

The upper floor arrangement is similar to lower except that an extra room is gained over porch. Three bed rooms and bath complete this floor.

A feature of this plan that will meet with favor from many prospective builders is the fact that in this plan all parts of house are easily accessible from the central hall.

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Garvin Electric Co.	7
Gately, Fitzgerald & Co.	24
Wm. Hagenlocher & Co.	1
Hays Manufacturing Co.	19
Hayes Wall Paper & Decorating Co.	8
Kraus Department Store	10
Lawrence Cleaning & Dyeing Co.	21
Massassauga Spring Water	23
Murphy Brothers	18
Patterson & Stirling	15
Pratt, The Furniture Man	22
Alfonso Sagramoso	37
F. Schlaudecker & Son	17
Scobell & Winston	14
J. F. Siegel Coal Co.	2
Star Electrical Co.	13
The Erie Dispatch	38
The Peoples Bank	12
The Russell Co.	16
James D. Walker	11

DON'T BE A SLAVE TO THE WASH TUB ANY LONGER

The only reason you have hesitated to send your clothes to a laundry is because you have been afraid they would be washed with other people's clothes, thus endangering your health. You don't need to hesitate any longer, for the

ERIE LAUNDRY *WASHES EVERYBODY'S CLOTHES SEPARATELY*

This method enables us to dispense with the use of unsightly zinc tags on your clothes and eliminates the possibility of mixing your clothes with your neighbor's. Your clothes are washed, thoroughly rinsed, blued, the water is extracted by modern machinery, without loss of buttons and returned to you within twenty-four hours ready to starch and hang on the line to dry out of doors or in a well ventilated attic.

We Only Charge 50 Cents for a Family Wash of 25 Pounds

This is a very moderate charge considering the cost of soap, blueing, fuel and hired help, and your are relieved of all muss and dirt in the house. Hundreds of Erie women have found that we always give entire satisfaction. We'll please **YOU**. Just give us a trial.

We Launder Mechanics' Clothes. We Repair Them Free

Our mechanics' laundry is especially equipped for the laundering of overalls, jumpers, and aprons for machinists, engineers, mechanics, painters and railroad men. We keep all articles in reasonable repair, put on missing buttons and buckles and sew up all rips **Free of Charge**. We launder one towel and handkerchief Free with every suit. Our system of collecting and delivering is very good. All work done promptly. Our Charges Are Very Reasonable. **We Want Your Business—Our Work Will Keep it.**

Just Phone,
Our Wagon
Will Call.

Erie Laundry Company
20 West 18th Street
Erie, Pennsylvania

We Make
Housework
Easier.

Desirable Homes Plan No. 27

A BUNGALOW PLAN OF STRIKING INDIVIDUALITY

Here we are showing a bungalow design departing from the accepted type and should have the consideration of the prospective builder wanting a home of distinctive individuality.

In size it is 47 feet by 35 feet, and so, to appear to best advantage should be erected on a large lot.

It is for one story and a half and as shown has only one floor finished. This shows six rooms and bath, which should be ample, but if desired three additional rooms could be added without much additional expense by finishing up attic.

The living room in center is set well to the front so that it is lighted from three sides. Two well proportioned wings extend to either side, and give character to the plan.

The dining room is to the left of living room, with pantry at rear, connecting with kitchen.

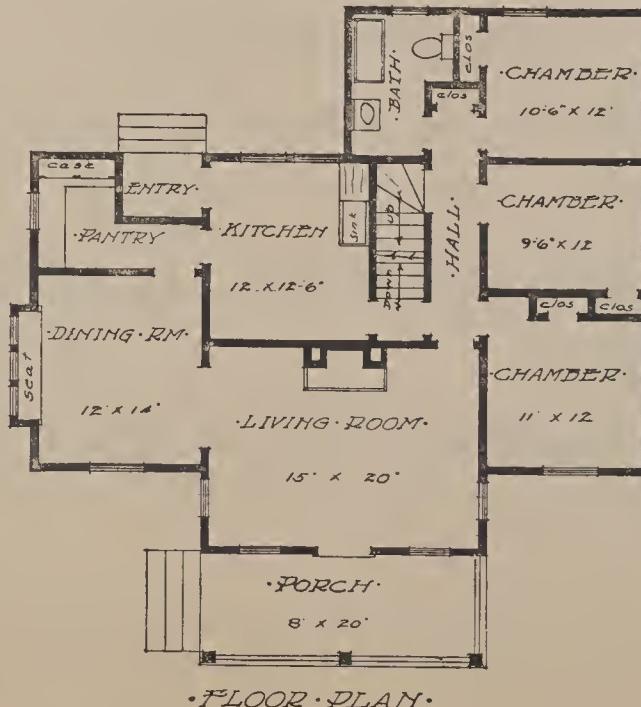
All bed rooms and bath room are at right of house all opening into central hall running back from living room.

The cost estimate is \$3000.00 and is based on frame construction.

Further information bearing on lighting, heating, plumbing, interior finishing and building cost for other material than given here will be found on introductory page of estimates.



—DESIGN. NO. 225.—



Home Builders' Directory

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Clark & Co.	5
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Downing & Downing.	33
S. H. Drown.	3
Edison Construction & Supply Department	34
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Erie County Milk Association.	20
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The Erie Dispatch.	38
The Peoples Bank.	12
The Russell Co.	16
James D. Walker.	11

FIVE YEARS!

Plumbing That's Right

Guaranteed and Kept in Repair for

FIVE YEARS!

ABSOLUTELY THE BEST MATERIAL AND WORKMANSHIP

C. W. BROOKS, Plumber

Northeast Corner 14th and State

Formerly Government Plumbing Inspector.

FIVE YEARS!

Desirable Homes

Plan No. 28

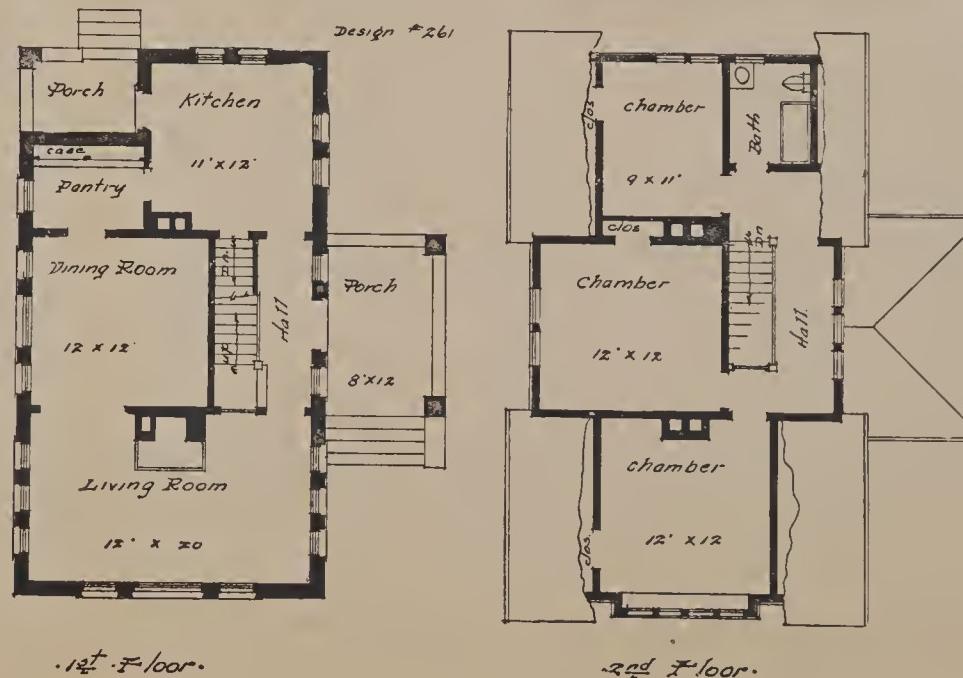
AN ENGLISH TYPE TO BUILD FOR \$2,600

This design departs from the ordinary, both in exterior appearance and interior arrangement. The style is English. In size it is 22 feet by 39 feet, and in height one story and a half. It has six rooms and bath, three rooms to a floor. The building cost estimate is \$2600.000 based on hollow tile, stucco finish construction. The first story plain stucco finish and the upper part of house and gables in stucco and half timber effect, makes a very attractive appearance.

Instead of being at the front, entrance is to the side, opening into hall connecting with living room and kitchen. An open airway leads from hall to upper floor. Note that the living room is lighted from three sides. The arrangement of kitchen, pantry and dining room, is an important feature of the plan. On the upper floor are three bed rooms and bath, the room arrangement being about the same as lower floor, except that rooms are necessarily smaller on account of the low roof.

While suitable for almost any location, this would be particularly adapted for building on a small lot.

For information bearing on lighting, heating, plumbing, interior finishing and for other construction than given here, see introductory page of estimates.



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The Peoples Bank.....	12
The Russell Co.....	16
James D. Walker.....	11



BENZING-MERKLE FLOOR COMPANY

for

EVERYTHING GOOD IN FLOORING

Parquetry and Hard Wood Floors

For Old and New Houses

Hard wood floors are perfectly sanitary, clean and easy to care for. Plans for a new house are scarcely considered complete without provisions being made for them. In old houses the work is readily laid over the original floors, taking place of carpets and without fuss or bother, and the expense is much less than most people think.

Old Floors and Stairways Scraped and Refinished Like New

DESIGNS AND ESTIMATES FURNISHED

We carry in stock at all times—Floor Wax and Polish, Weighted Brushes, Castors Cups for furniture, to protect furniture from marring.

We also surface floors—old and new—with an electric floor sander. We lay and finish floors and guarantee them.

Phone, Mutual, 1726

ROOM 11, MARKS BUILDING

914 STATE STREET, ERIE, PA.

Agents for the "Athey" Cloth Lined Metal Weather Strips

Reduce coal bills most. Makes windows dust-tight and draught-tight. Get fresh air when and where wanted. Installed in old or new buildings.

Desirable Homes Plan No. 29

\$4,000 SHOULD BUILD
THIS HOUSE IN BRICK

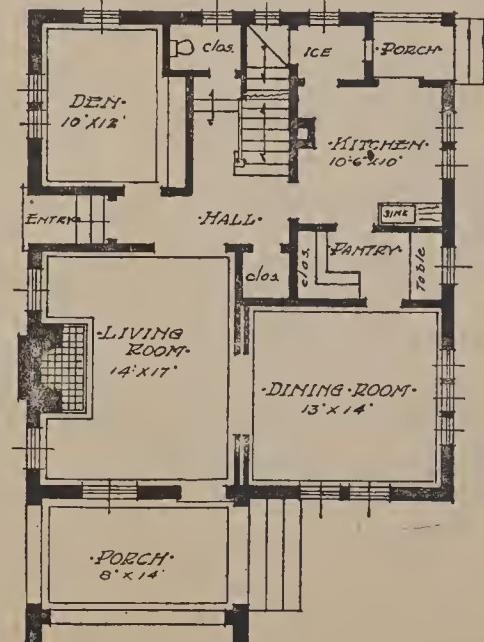
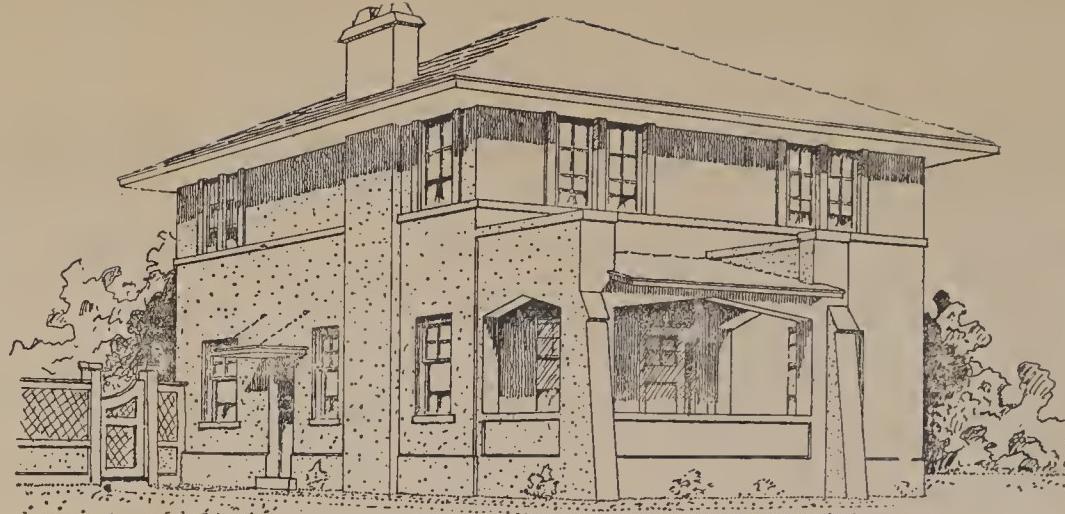
Brick would be a very suitable material for this plan and on this material being used we base a building estimate of \$4000.00. You will note that it has eight rooms and bath, and because it is of the square type the interior is simply and conveniently arranged with practically no loss of space.

In size it is 29 feet by 39 feet and is full two stories in height.

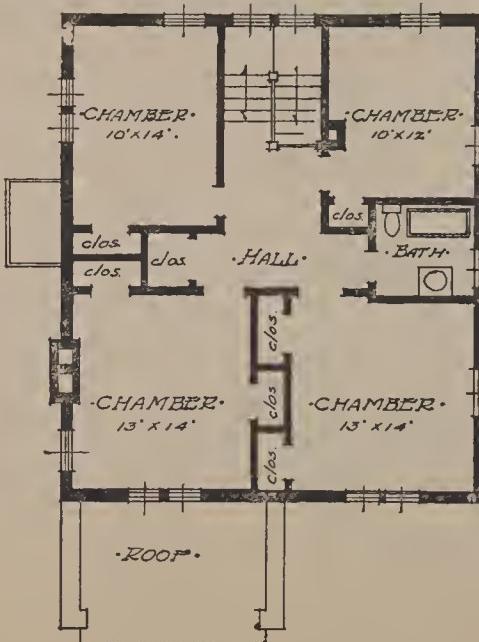
There is no front hall, entrance being first made to living room. Dining room to the right. The hall is at the rear of living room and has outside entrance to side. Instead of stairway being at front and cutting off room space it leads from this hall. Special features of this floor are the den, provision for extra toilet, the kitchen with chamber for icebox and pantry between dining room and kitchen. Four rooms and bath are on second floor, the arrangement being practically the same as lower floor.

The front porch with heavy buttresses and approach to side is a striking feature of the exterior.

Further information bearing on lighting, heating, plumbing etc., and building cost for other material than given here will be found on introductory page of estimates.



—FIRST FLOOR—



—SECOND FLOOR—

Home Builders' Directory

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The Peoples Bank.	12
The Russell Co.	16
James D. Walker.	11

Don't Ruin Your Carpets and Rugs by Beating Them or Trying to Clean Them with a Vacuum Cleaner!

The beating or the use of a vacuum sweeper destroys the texture and ruins carpets and rugs that with ordinary care would last for years. Neither method removes the dirt and will not destroy germs or moths.

Our Method Thoroughly Cleans Carpets and Rugs and Removes Moths and All the Germs

Thousands of families in Erie know by experience that carpets and rugs we clean by the modern scientific methods we have perfected wear longer and look as good as when new. Our method also raises the nap and restores the lustre.

WE GUARANTEE ALL OUR WORK—Our Prices Are Very Moderate

*We excel in Carpet,
Feather and Mattress
renovating.*

*We make Rugs from
old carpets. Prices
vary according to size.*

*We specialize in re-
fitting and sewing of
carpets.*

*We clean perfectly the
most delicate Lace Cur-
tains and Draperies.*

MUTUAL 1068

We call for and deliver to all parts of the city.
Just 'phone and we'll surprise you with our quick service.

BELL 185-J

LOUIS J. BAUMAN CARPET CLEANING WKS.

136-138 West Fourth Street, Erie, Pa.

Desirable Homes Plan No. 30

THE DUPLEX PLAN THE LATEST IDEA IN DOUBLE HOUSES

This design shows the latest idea in double house architecture, popularly known as the Duplex plan.

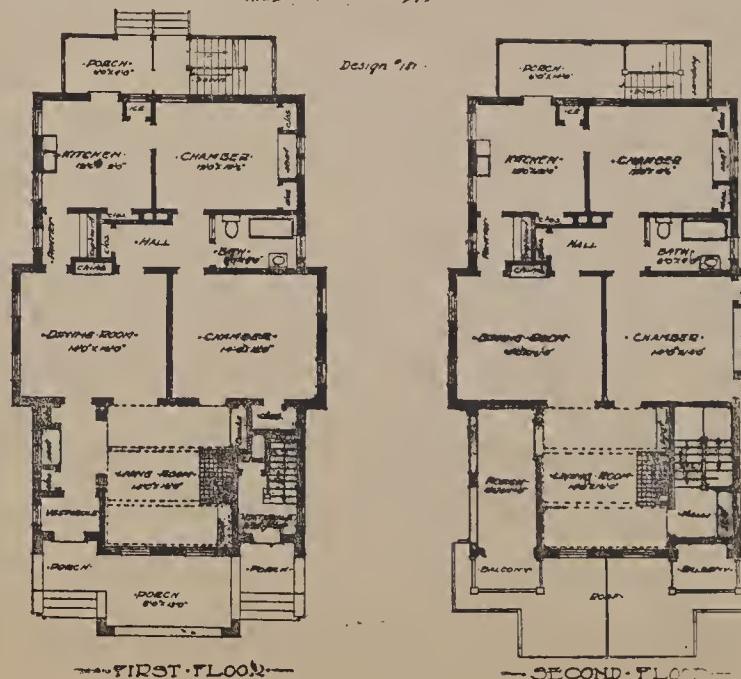
Its advocates claim many advantages in this plan over the ordinary two-family dwelling; all rooms to each apartment being on one floor, more compactness of arrangement, and greater privacy for the families living therein.

In size this house is to be 32 by 52 feet. Each apartment has five rooms and bath, and except in a few minor features is practically the same in arrangement. Built in frame the building should be erected for about \$5000.00.

Each apartment has separate entrance, that for upper floor being at right of porch, and that for the lower at the left.

The porch is designed for use by tenants for lower floor only, but the upper floor has a large balcony to offset this.

It must be admitted that this design makes a very attractive exterior appearance and that the interior has much to recommend it. That the type is gaining popularity is best evidenced by the fact that Duplex houses are now being built in great numbers in all sections of this country. For plumbing, lighting, heating see introductory page of estimates.



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ONE THOUSAND WORKINGMEN'S HOMES WILL BE NEEDED

When the General Electric's new railway department is put in operation here, which will probably be within the next year, more than two thousand men will be transferred from that department in Schenectady to the new plant in this city. These men must be housed. Most of those who desire to rent will require homes renting from \$15 to \$18 per month and the majority of those who wish to purchase property will be particularly interested in property from \$2,500 to \$3,200. At the present time there is a great shortage of this class of property. An examination of the rent list of the members of the Real Estate board discloses the remarkable fact that on May 1 there were less than ten vacant houses for rent at \$15 or less. Judging from present conditions the shortage of workingmen's homes, especially on the east side, will become a serious matter when the General Electric Company's department is transferred to this city unless our investors begin at once to build homes to sell and rent to these new comers.

The conditions above referred to have created a splendid opportunity for the investor. We have lots on the east side from the lake to the city line ranging in price from \$100 to \$2,500. We have a special proposition to make to any builder or investor who wishes to build five or more houses at one time on any of our additions.

Vacant lots on the east side are rapidly disappearing and the price is gradually increasing as a consequence. There is no better time to invest than now. We shall be glad to show your our property and talk matters over with you whi ch will place you under no obligations whatsoever.

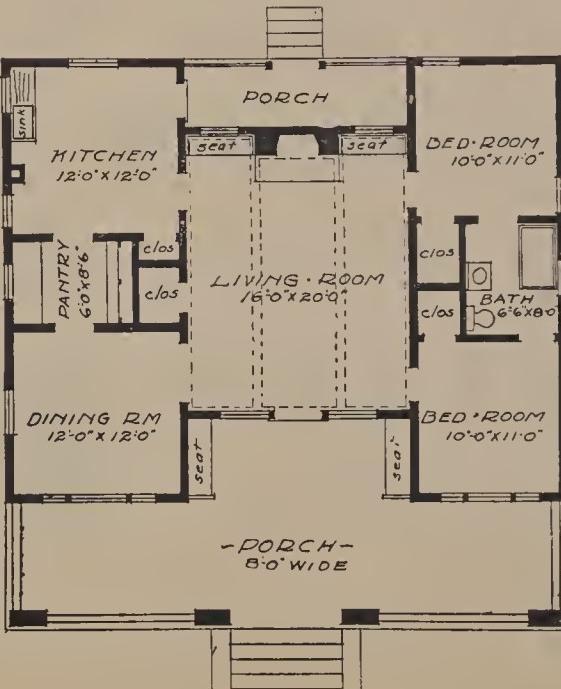
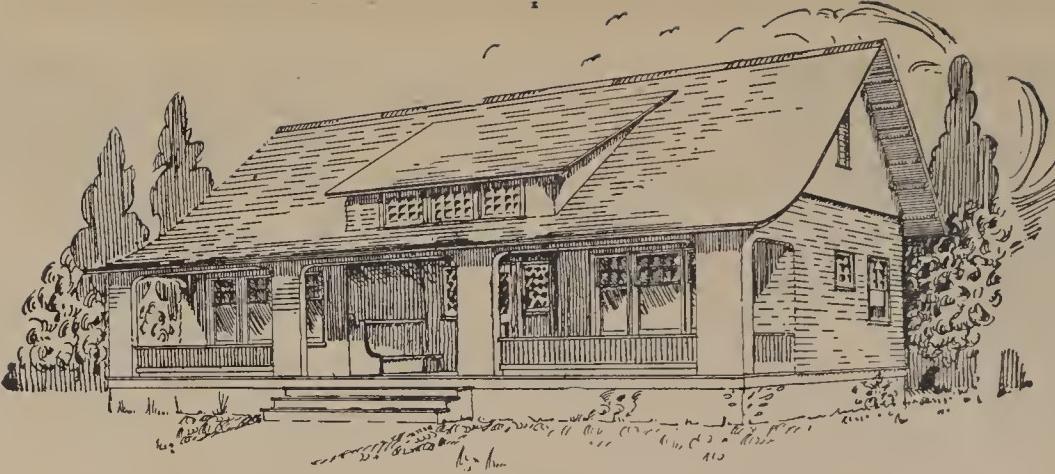
A N D R E W S L A N D C O M P A N Y
817-819 State Street

DESIRABLE HOMES

Plan No. 31

A TYPICAL
CALIFORNIA BUNGALOW FOR
ABOUT \$2000.00

Here is a neat little bungalow design to build at moderate cost. At the estimated price of \$2000.00 only the lower floor of five rooms is to be finished but at very little extra cost two additional rooms could be added by finishing up the upper floor or attic. A feature of note is that all rooms open into the center living room, making a very simple and convenient arrangement.



-FLOOR PLAN-

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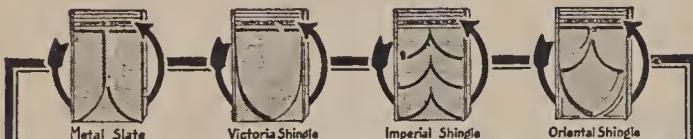
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J. F. Siegel Coal Co.	2
Star Electrical Co.	13
The Erie Dispatch.	38
The Peoples Bank.	12
The Russell Co.	16
James D. Walker.	11

CORTRIGHT
Metal Shingles
FIREPROOF

Cannot burn—never leak—look well—and are inexpensive. They cover the best homes, churches, schools and public buildings all over the country.

I Can
Tell You

Something About Roofing. Do You Want Me To?



CORTRIGHT METAL SHINGLES

The four designs of Cortright Metal Shingles as shown above are made in any of the following ways:

1. Stamped from Tin-plate and painted Red.
2. Stamped from Tin-plate and painted Green.
3. Stamped from Tin-plate and Galvanized by a hand-dipping process.
4. Stamped from special tight-coated Galvanized Sheets.

Each and every genuine Cortright Metal Shingle is embossed with this Trade-mark, "Cortright Reg. U. S. Pat. Off."

A postal or telephone call
will bring me to see you

W. H. DAVEY

248 W. 4th St.

Erie - - Penna.

Mutual Phone 504Y

THE DURABLE ROOF

Any roof that will last 27 years and is still in good condition is well worth looking into.
That's the record behind

CORTRIGHT METAL SHINGLES

There are thousands of houses all over the country, many of them in this state, from the owners of which this statement can be verified.

CORTRIGHT

These shingles are made in the old-fashioned way of hand-dipping—one at a time.

**HAND DIPPED
GALVANIZED
TIN SHINGLES**

They're made for the man who wants a roof that will last indefinitely and never need repairs.
Fireproof, Stormproof, and inexpensive.

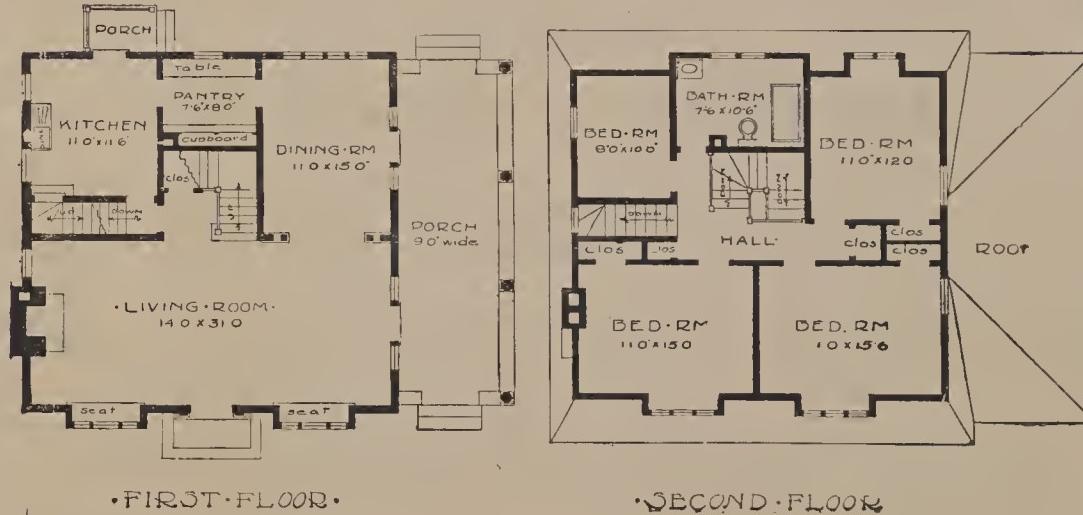


DESIRABLE HOMES

Plan No. 32

A DUTCH
COLONIAL COTTAGE AT
\$3500.00

As shown, this striking design is for seven rooms and bath; first story exterior, finished in clapboards, second, gables and roof, in stained shingles. Features of special interest: Large living room extending width of house, with open fire place and cozy window seats; the porch to side, convenient arrangement of pantry between kitchen and dining room. Characteristic of its type the design presents many attractive features and should appeal to those wanting something distinctively out of the ordinary.



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The Russell Co.	16
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DOWNING & DOWNING

(INCORPORATED)

SUCCESSORS TO
DOWNING & FLICKINGER

INSURANCE

TO COVER

Anything Anywhere

Oldest Agency in ERIE Pennsylvania
Established 1855 Ninth and Peach

IT IS THE STRENGTH of the Companies represented by an Agency, AND NOT THE NUMBER,
THAT YOU ARE INTERESTED IN

THE SIX COMPANIES WE REPRESENT HAVE

Combined Assets of more than 85 Million Dollars

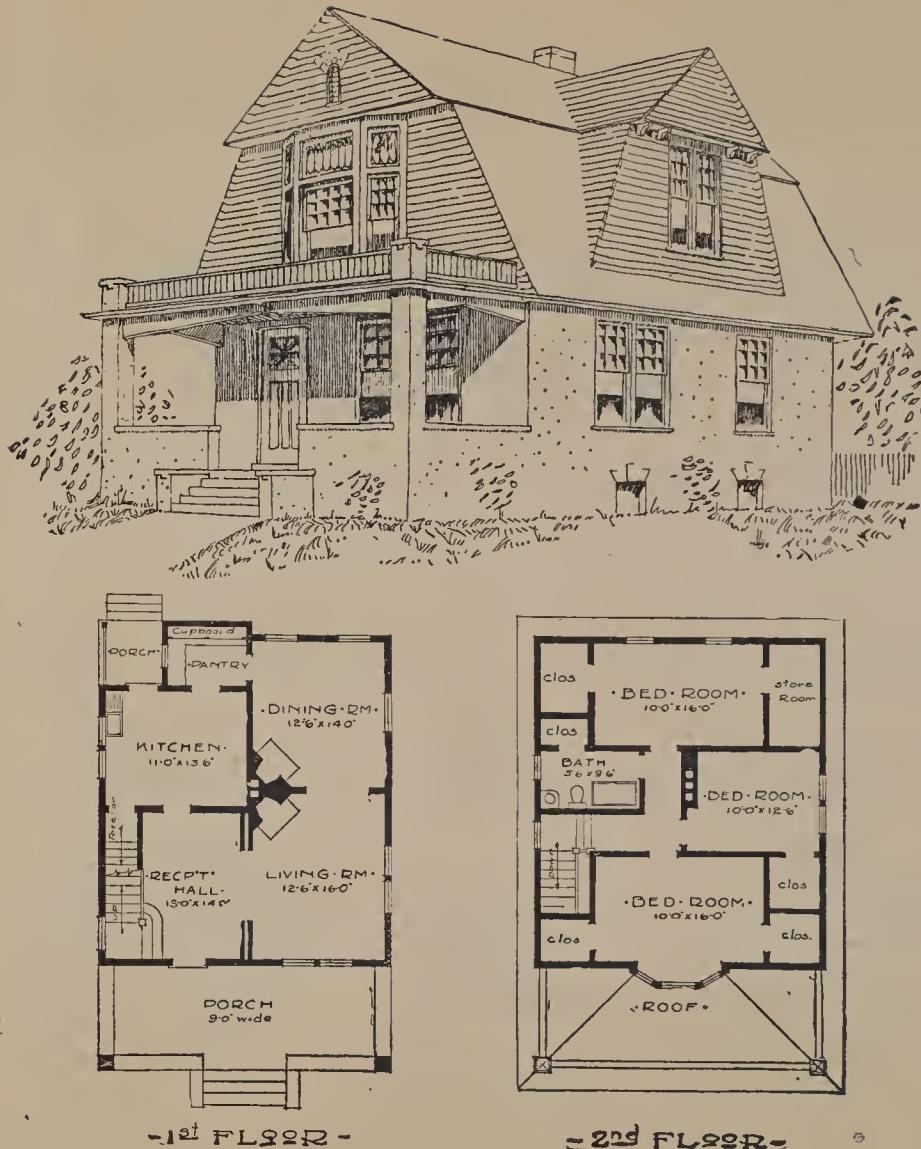
Combined Surplus to Policyholders of more than . . . 41 Million Dollars

DESIRABLE HOMES

Plan No. 33

A GAMBREL
ROOF DESIGN TO BUILD AT
\$2200.00

Though moderate in price and simple in design this plan is very pleasing and attractive and should appeal to many of our readers. It is full two stories in height and has seven rooms and bath. As shown the first story exterior is finished in cement plaster, with second story, gables and roof in shingle. An interesting feature is the one flue arrangement for the two grates and kitchen range. The room arrangement is simple and compact and makes for a convenient and attractive home plan.



-1st FLOOR -

-2nd FLOOR -

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James D. Walker.	11

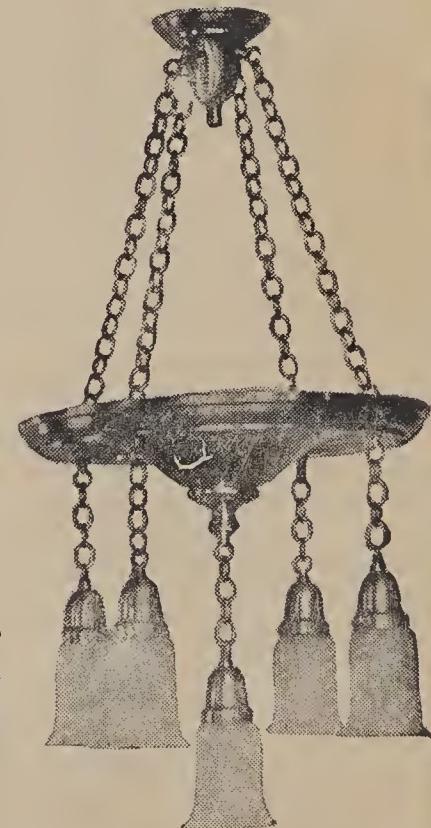
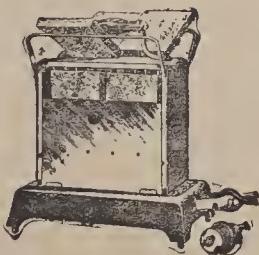
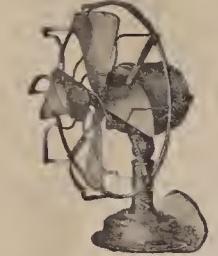
Edison Construction and Supply Department

Heating and Cooling Devices for the Home

Electric Fans, Toasters, Grills, Stoves, Heating Pads, Washing Machines, Coffee Percolators, Shaving Sets, and a score of other things you need.

Fixtures, Domes, Showers, Wall Lamps, Piano Lamps, Direct and Indirect Lighting. House wiring of all kinds done.

New Store, Eleventh Between State and French

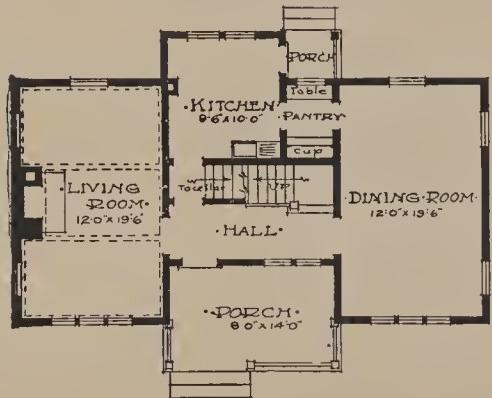


DESIRABLE HOMES

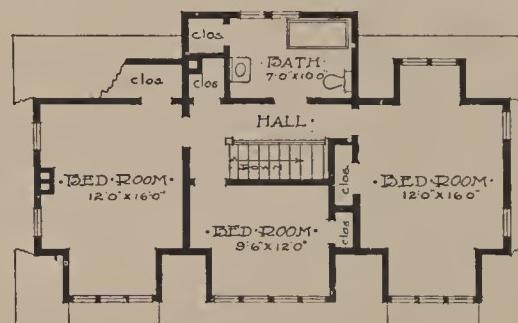
Plan No. 34

A DISTINCTIVE
STORY AND A HALF HOME
FOR \$2500.00

Here is a style of dwelling entirely different from anything we have shown and presents many features of interest. Note that the plan, because of its breadth and lack of depth is especially suited for a shallow lot. The room arrangement is unique and attractive and the plan all in all is distinctively new and out of the ordinary. At the estimated price first story exterior is in clapboards and second in cement and half timber effect.



FIRST FLOOR.



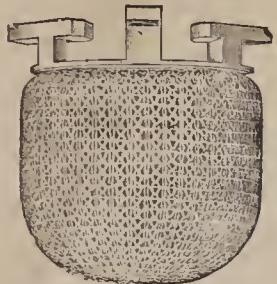
SECOND FLOOR.



Home Builders' Directory

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Clark & Co.	5
W. H. Davey.	32
Downing & Downing.	33
S. H. Drown.	3
Edison Construction & Supply Department	34
Edwards Gas-Electric Fixture Co.	4
Erie County Milk Association.	20
Erie Gas Mantle Manufacturing Co.	35
Erie Laundry Co.	27
Erie Lighting Co.	9
Erie Mantel & Tile Co.	26
Erie Trust Co.	23
Erie Window Glass Co.	6
Chas. H. Fry Construction Co.	36
Gavin Electric Co.	7
Gately, Fitzgerald & Co.	24
Wm. Hagenlocher & Co.	1
Hays Manufacturing Co.	19
Hayes Wall Paper & Decorating Co.	8
Kraus Department Store.	10
Lawrence Cleaning & Dyeing Co.	21
Massassanga Spring Water.	23
Mnphy Brothers.	18
Patterson & Stirling.	15
Pratt, The Furniture Man.	22
Alfonso Sagramoso.	37
F. Schlaendecker & Son.	17
Scobell & Winston.	14
J. F. Siegel Coal Co.	2
Star Electrical Co.	13
The Erie Dispatch.	38
The Peoples Bank.	12
The Russell Co.	16
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ERIE GAS MANTLES

Manufactured at 507 French Street by the

ERIE GAS MANTLE MANUFACTURING COMPANY

Insist on getting "Erie Gas Mantles" from your dealer. The name "Erie Gas Mantle Mfg. Co." on the label is your absolute guarantee of a first quality mantle, not a second. We do not permit any imperfect mantles or seconds to bear our label. You can not tell by looking at a mantle whether it is a "second" or a genuine A. No. 1 mantle. Your only protection is to insist on getting "Erie Gas Mantles"—made in Erie by a responsible firm—who guarantee their mantles.

Use Mantles Made in Erie

Dealers, Phone Your Orders

Erie Gas Mantle Manufacturing Co.
507 FRENCH STREET

W. B. Converse, Manager



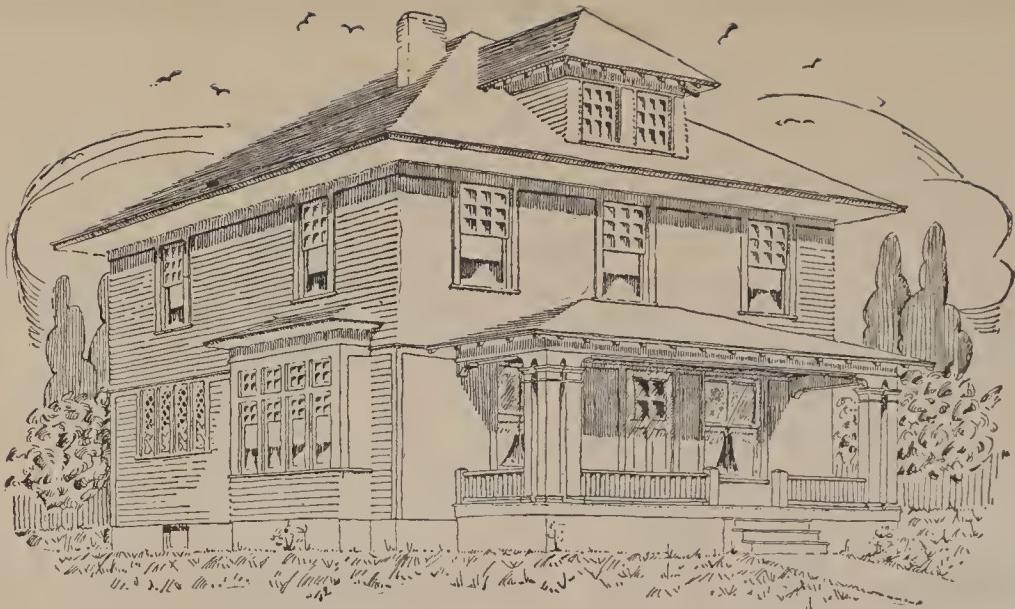
DESIRABLE HOMES

Plan No. 35

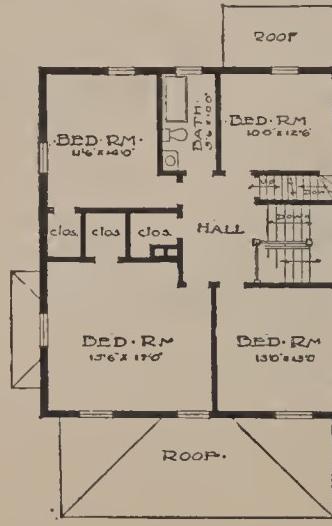
\$3000.00

SHOULD BUILD A HOME
LIKE THIS

The plan for today is for an eight-room dwelling of colonial style, and is typical of a class much in favor with many builders. Its very simplicity of architecture makes it attractive in appearance and permits of a convenience of interior arrangement most convenient, compact and pleasing. The above estimate is based on frame construction.



FIRST FLOOR



SECOND FLOOR

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Gately, Fitzgerald & Co.	24
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Lawrence Cleaning & Dyeing Co.	21
Massasauga Spring Water	23
Mnphy Brothers	18
Patterson & Stirling	15
Pratt, The Furniture Mau	22
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F. Schlaudecker & Son	17
Scobell & Winston	14
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Everything

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WE SPECIALIZE IN

Everything in Concrete

ESTIMATES GIVEN

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Mutual Telephone 1456

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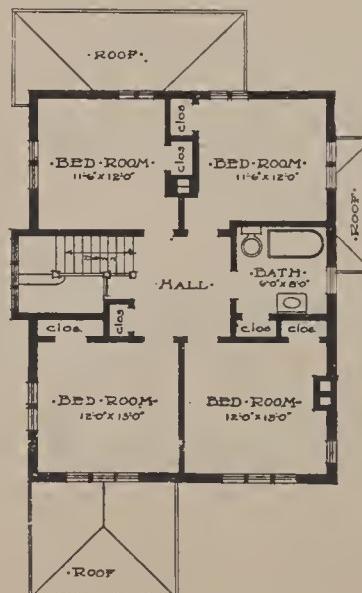
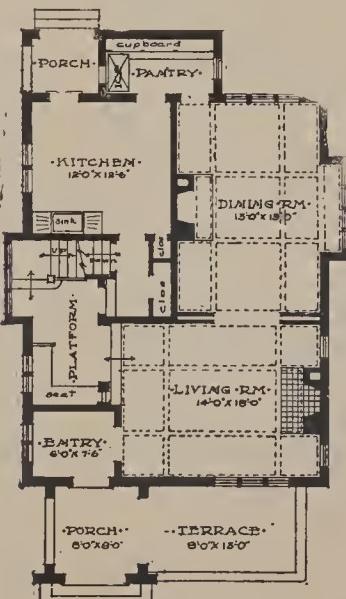
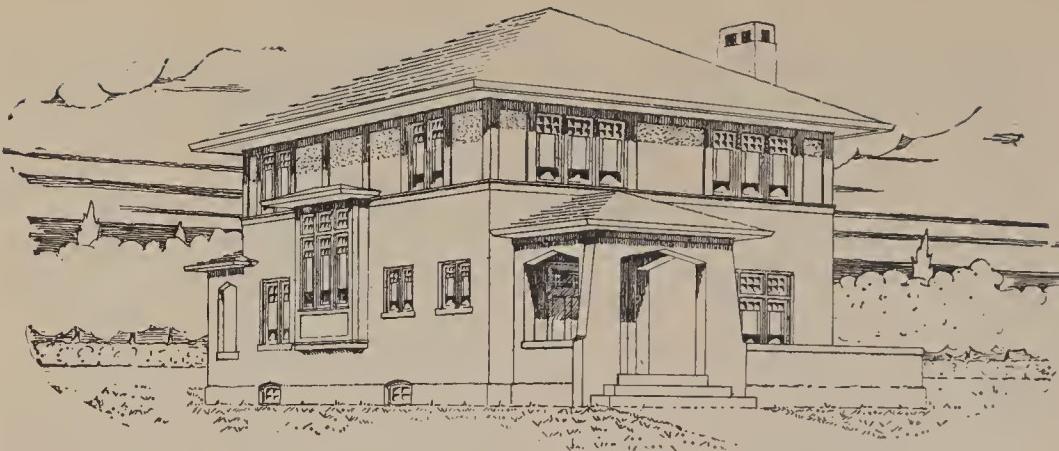
DESIRABLE HOMES

Plan No. 36

\$3500.00

SHOULD BUILD THIS
CONCRETE DWELLING

We have shown many beautiful home plans in this booklet, but we believe that none of them excels this plan for attractiveness. Up to the second story window the exterior finish is in cement stucco. The upper part of house finished in cement and timber work. The interior arrangement is especially good while the unique front porch and terrace and simple elegance of general detail set off the plan to great advantage and make it striking in appearance.



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Gately, Fitzgerald & Co.24
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Hayes Wall Paper & Decorating Co.8
Kraus Department Store10
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Alfonso Sagramoso

ARCHITECT

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*A COMFORTABLE, NICE HOME IN A BEAUTIFUL GARDEN IS
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At the Lowest Factory Prices*

Bell Phone 568-J

25 West Seventh Street, Erie, Penn'a

DESIRABLE HOMES

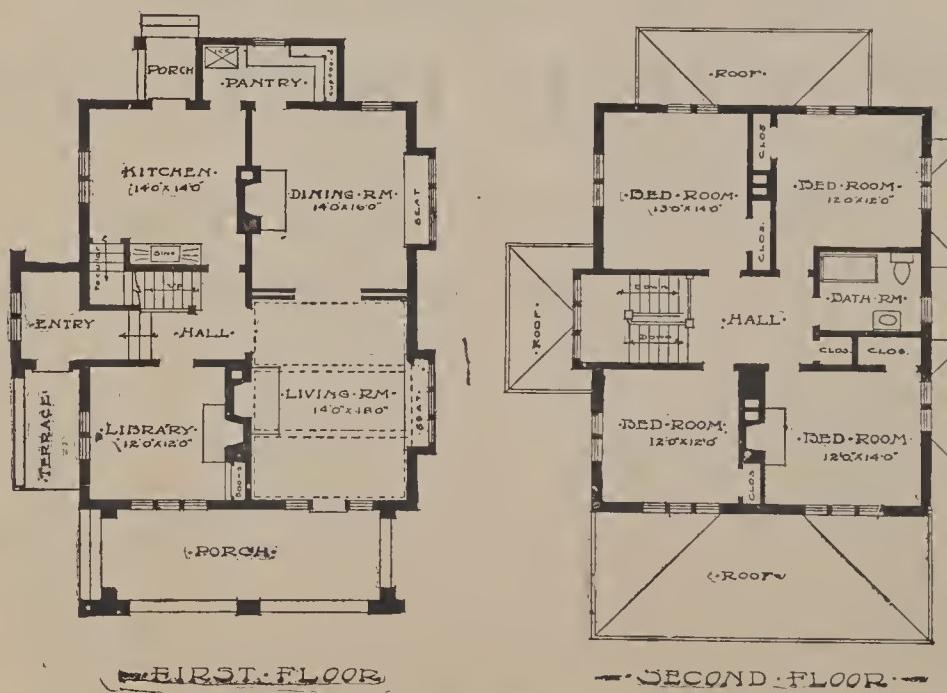
Plan No. 37

A BEAUTIFUL

**HOME TO BUILD AT ABOUT
\$5000.00**

This design in general exterior appearance is similar to a design shown elsewhere except that it is larger. It has eight rooms and bath and is along colonial lines. Note the Freon casement entrance to living room from the large front porch, the terrace and vestibule entrance to side leading to center hall, opening to all lower floor rooms.

At the above estimate cement or pressed brick could be used, either of which would be very suitable and attractive.



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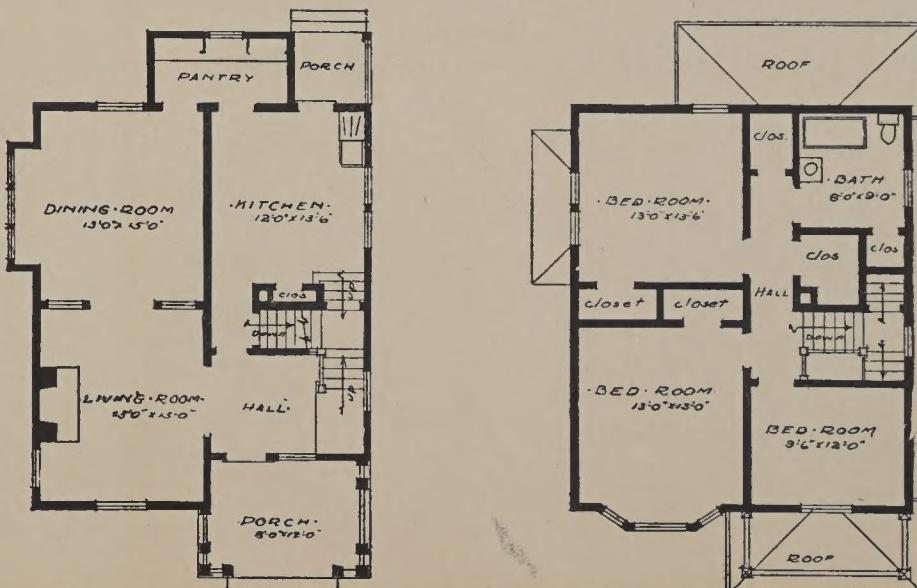
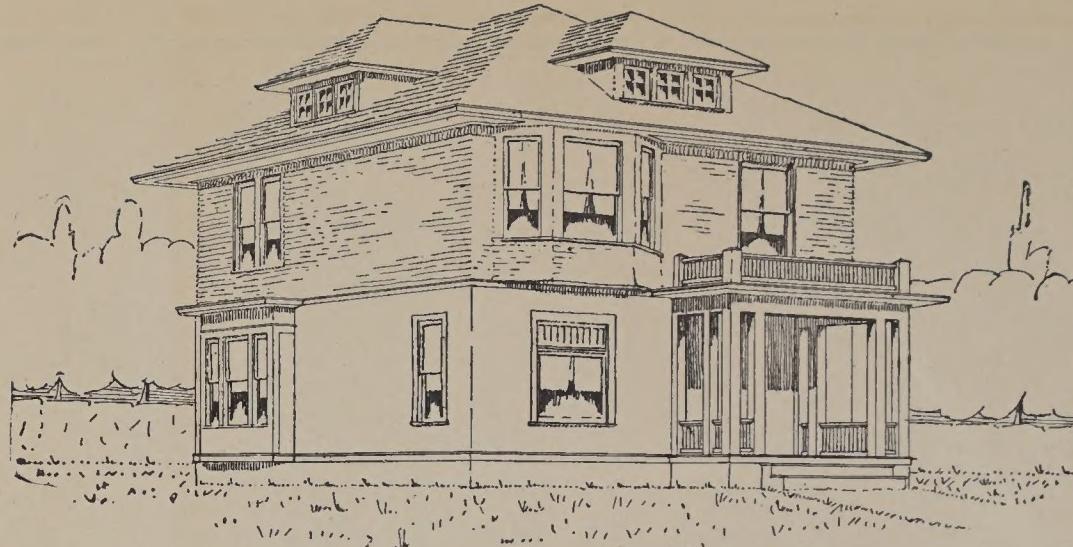
All a Clean, Independent
Newspaper Considers Worth
While Is in
THE ERIE DISPATCH
Daily and Sunday

DESIRABLE HOMES

Plan No. 38

AN ATTRACTIVE
SIX ROOM HOUSE FOR
\$2500.00

On the first floor there is a roomy hall, with open stairway, and three rooms—a well lighted living room with open fire place, and large dining room and kitchen. The kitchen does not open directly into dining room but by way of pantry, a plan that tends to keep all odor of cooking from the rest of house, and is still convenient. Three large bedrooms and bath, with abundance of closets completes the plan. Note the space saving in combination front and rear stairs and cellar stairs arrangement.



—FIRST FLOOR—

—SECOND FLOOR—

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